

Executive Summary Report

Characteristics-Based Market Adjustment for 2005 Assessment Roll

Area Name / Number: Sea Tac / 50

Previous Physical Inspection: 2002

Improved Sales:

Number of Sales: 671

Range of Sale Dates: 1/2003 - 12/2004

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
2004 Value	\$64,700	\$144,700	\$209,400	\$225,700	92.8%	10.83%
2005 Value	\$68,400	\$154,100	\$222,500	\$225,700	98.6%	10.83%
Change	+\$3,700	+\$9,400	+\$13,100		+5.8%	0.00%
% Change	+5.7%	+6.5%	+6.3%		+6.2%	0.00%

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2004 or any existing residence where the data for 2004 is significantly different from the data for 2005 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2004 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2004 Value	\$65,700	\$145,100	\$210,800
2005 Value	\$69,400	\$154,600	\$224,000
Percent Change	+5.6%	+6.5%	+6.3%

Number of one to three unit residences in the Population: 6047

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that characteristic-based and neighborhood-based variables are unsuited to use in this area using the sales available. Therefore an overall annual market adjustment of 1.065 was used, thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2005 assessment roll.

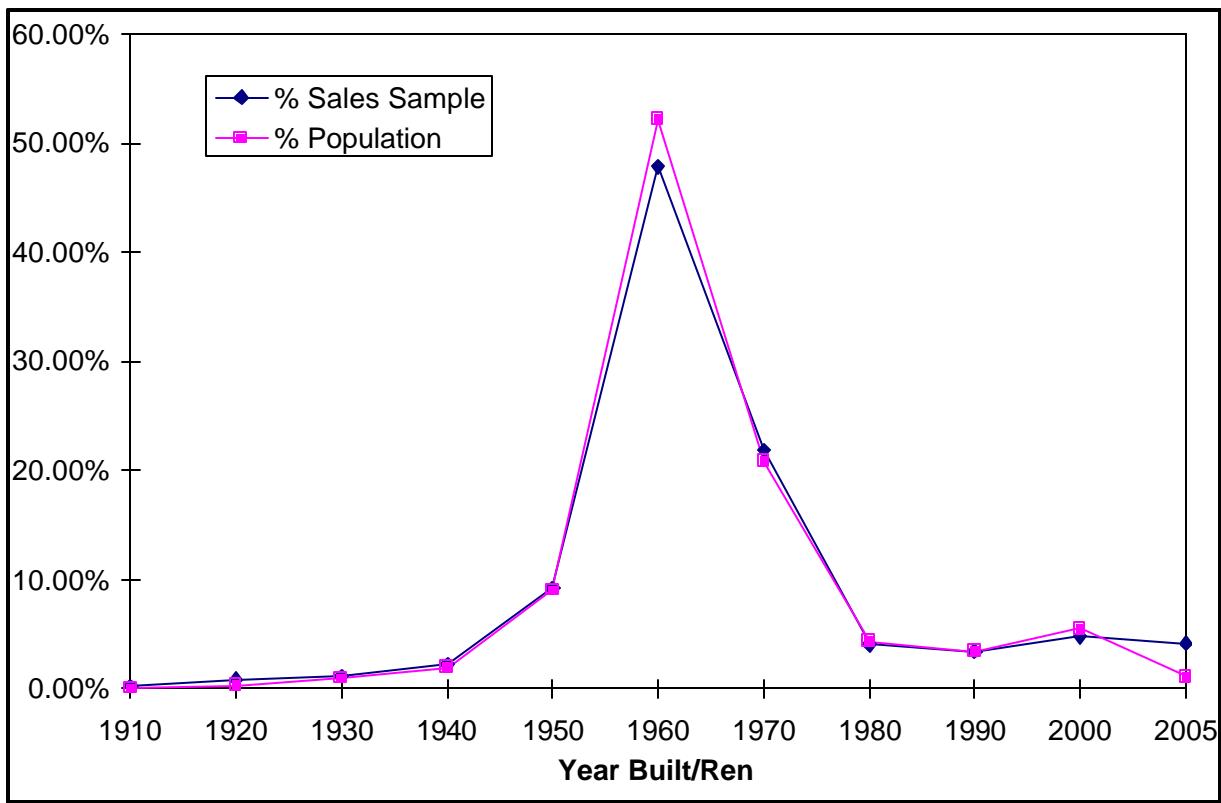
Sales Sample Representation of Population - Year Built / Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	2	0.30%
1920	6	0.89%
1930	8	1.19%
1940	15	2.24%
1950	62	9.24%
1960	321	47.84%
1970	147	21.91%
1980	27	4.02%
1990	23	3.43%
2000	32	4.77%
2005	28	4.17%
	671	

Population

Year Built/Ren	Frequency	% Population
1910	5	0.08%
1920	20	0.33%
1930	62	1.03%
1940	120	1.98%
1950	547	9.05%
1960	3156	52.19%
1970	1262	20.87%
1980	265	4.38%
1990	208	3.44%
2000	334	5.52%
2005	68	1.12%
	6047	



Sales of new homes built in the last ten years are slightly over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

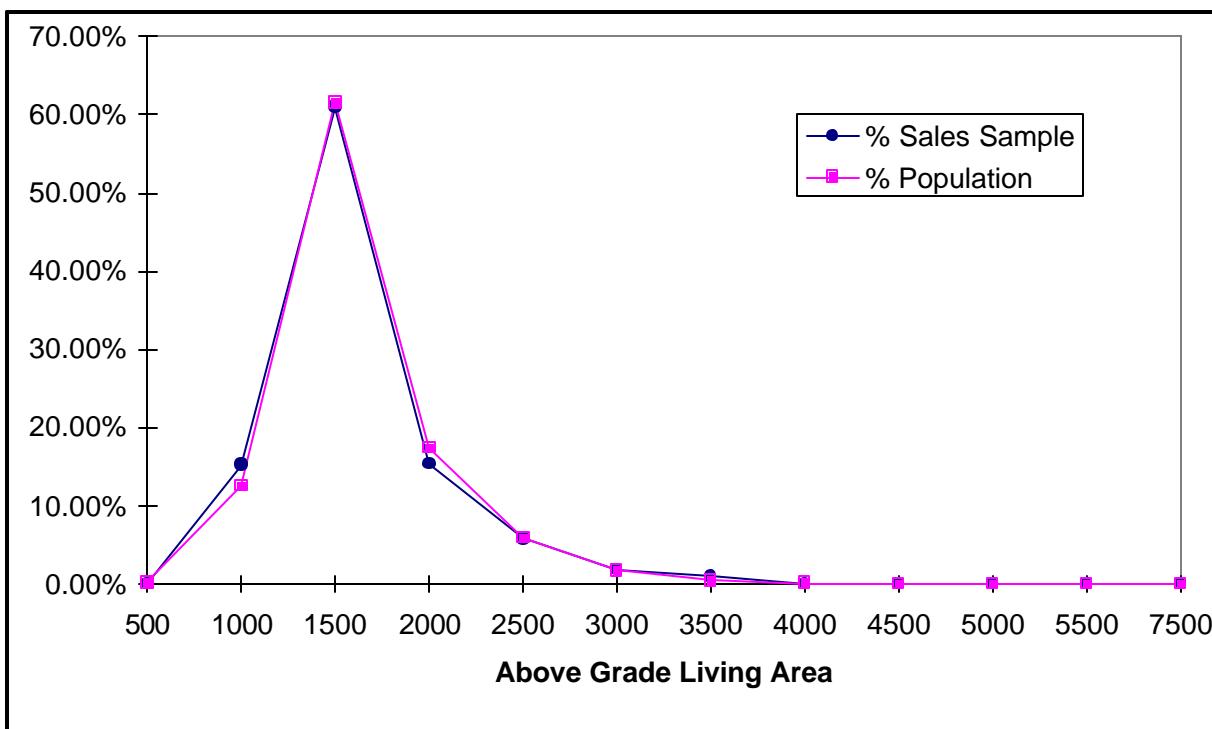
Sales Sample Representation of Population - Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	102	15.20%
1500	409	60.95%
2000	103	15.35%
2500	39	5.81%
3000	12	1.79%
3500	6	0.89%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	671	

Population

AGLA	Frequency	% Population
500	10	0.17%
1000	759	12.55%
1500	3723	61.57%
2000	1053	17.41%
2500	359	5.94%
3000	104	1.72%
3500	27	0.45%
4000	8	0.13%
4500	1	0.02%
5000	1	0.02%
5500	0	0.00%
7500	2	0.03%
	6047	

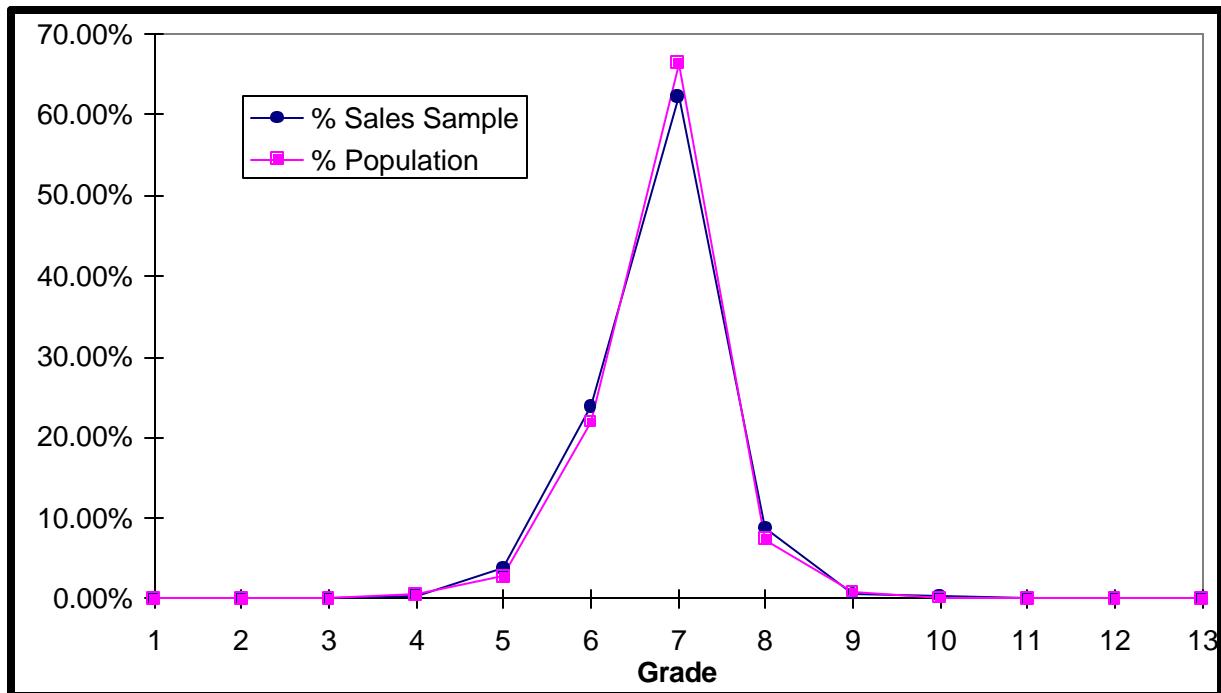


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

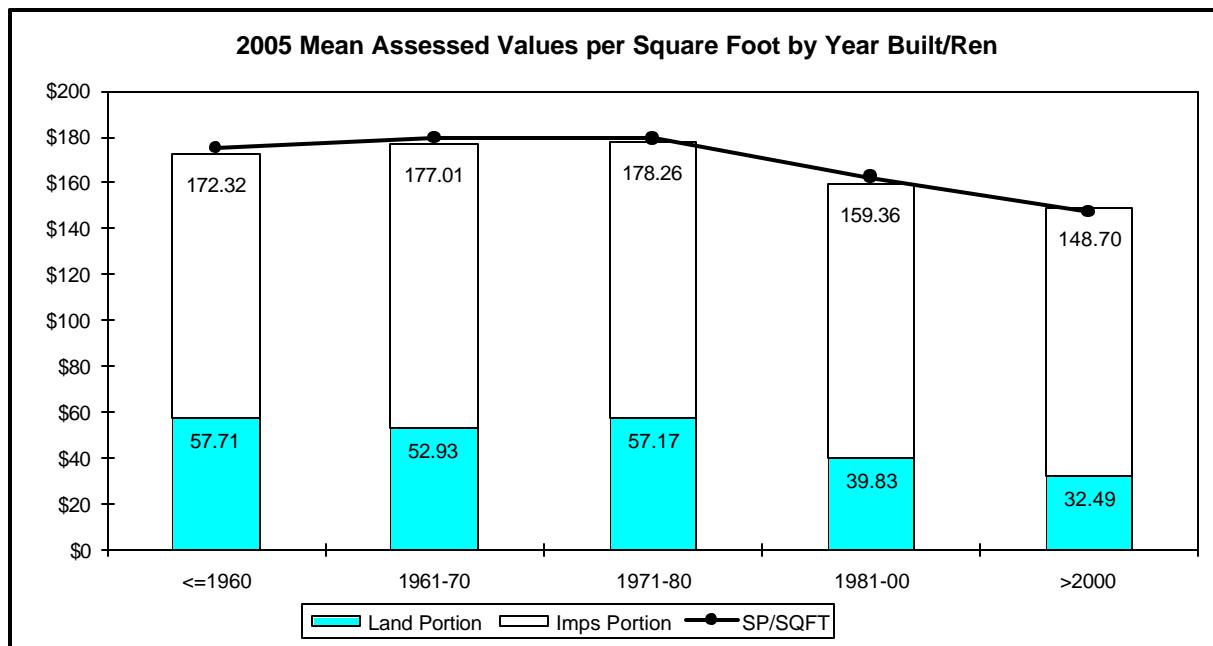
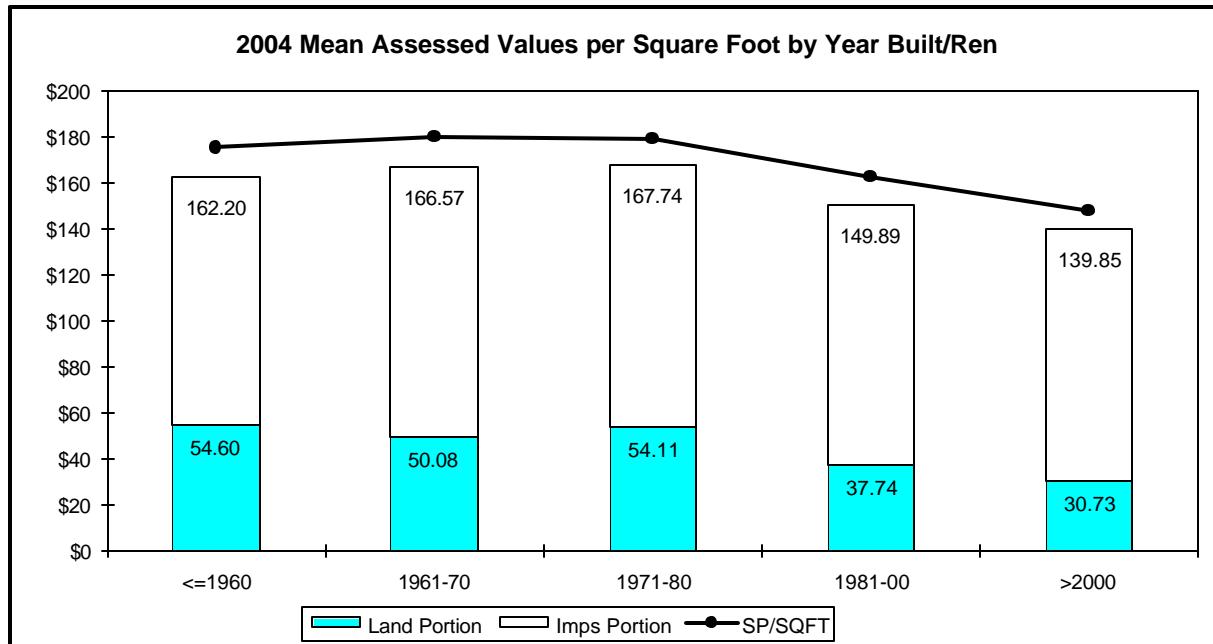
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	3	0.45%
5	25	3.73%
6	160	23.85%
7	418	62.30%
8	59	8.79%
9	4	0.60%
10	2	0.30%
11	0	0.00%
12	0	0.00%
13	0	0.00%
		671

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	2	0.03%
4	30	0.50%
5	166	2.75%
6	1325	21.91%
7	4015	66.40%
8	447	7.39%
9	49	0.81%
10	10	0.17%
11	2	0.03%
12	1	0.02%
13	0	0.00%
		6047



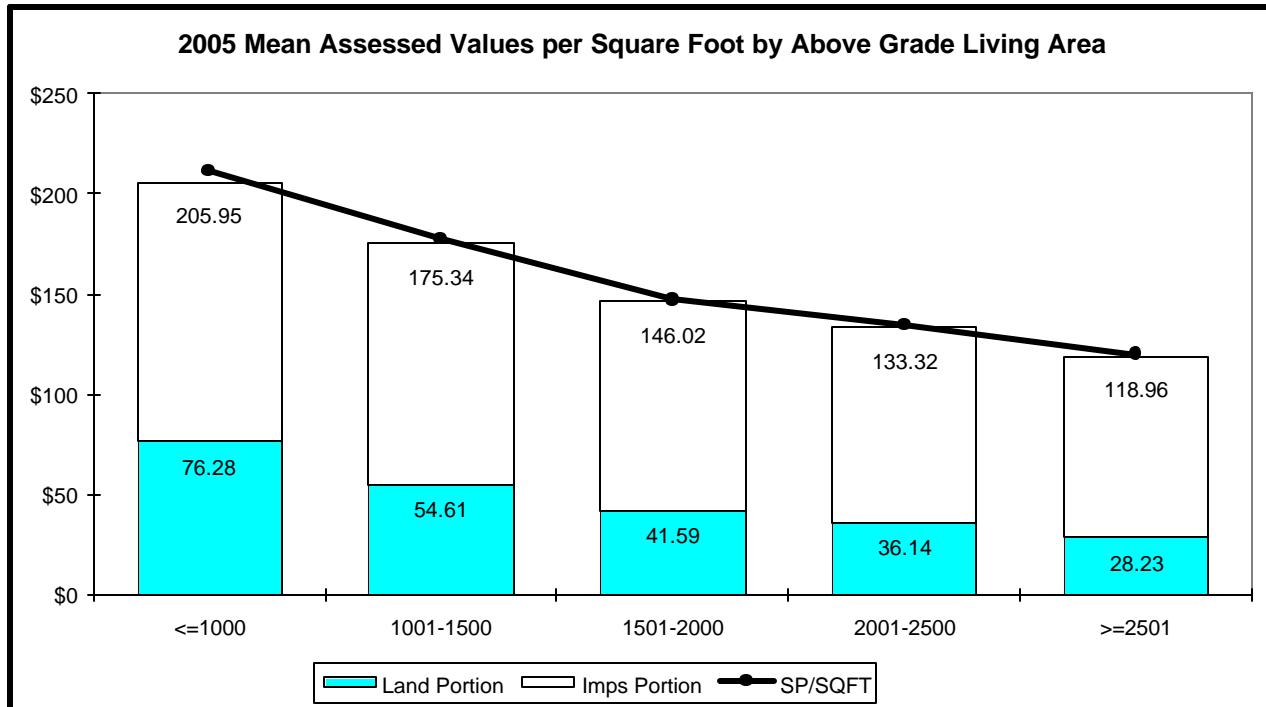
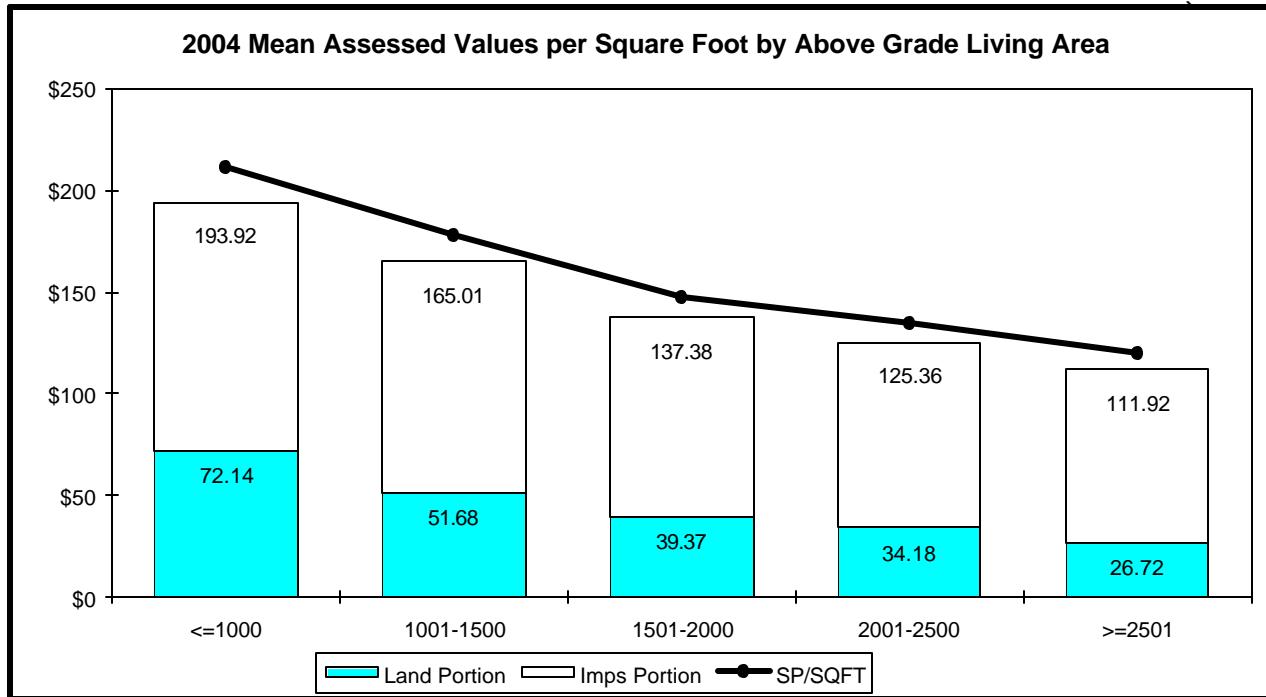
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2004 and 2005 Per Square Foot Values
By Year Built / Renovated**



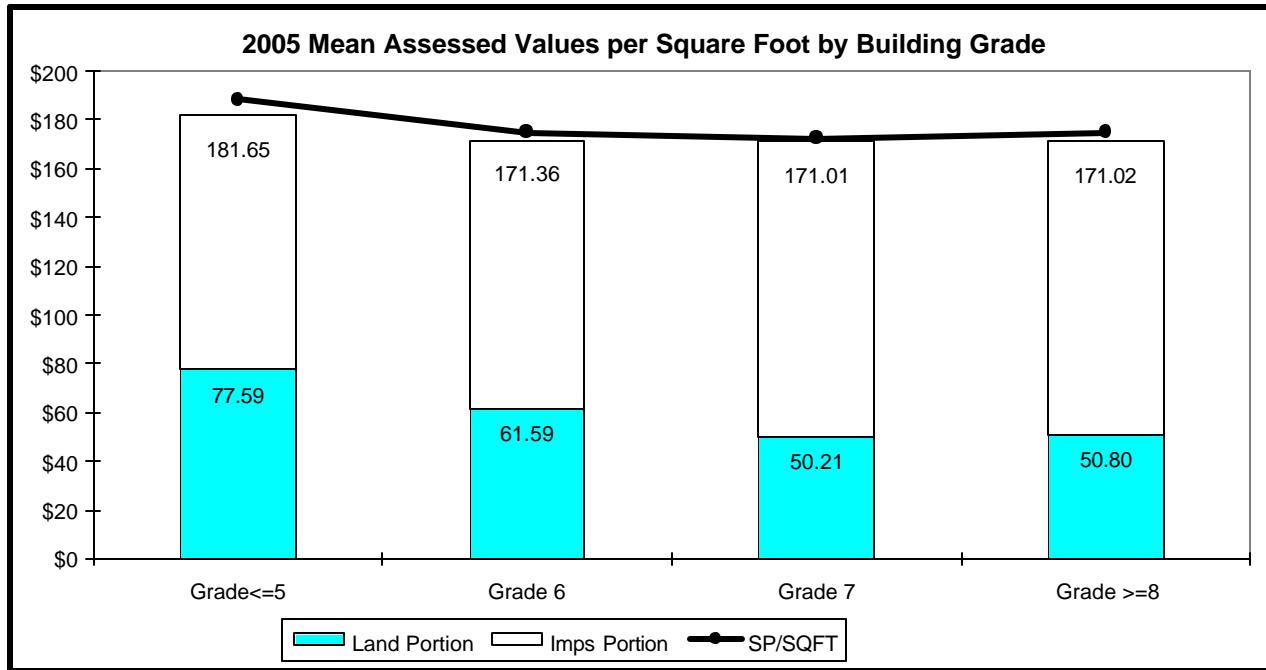
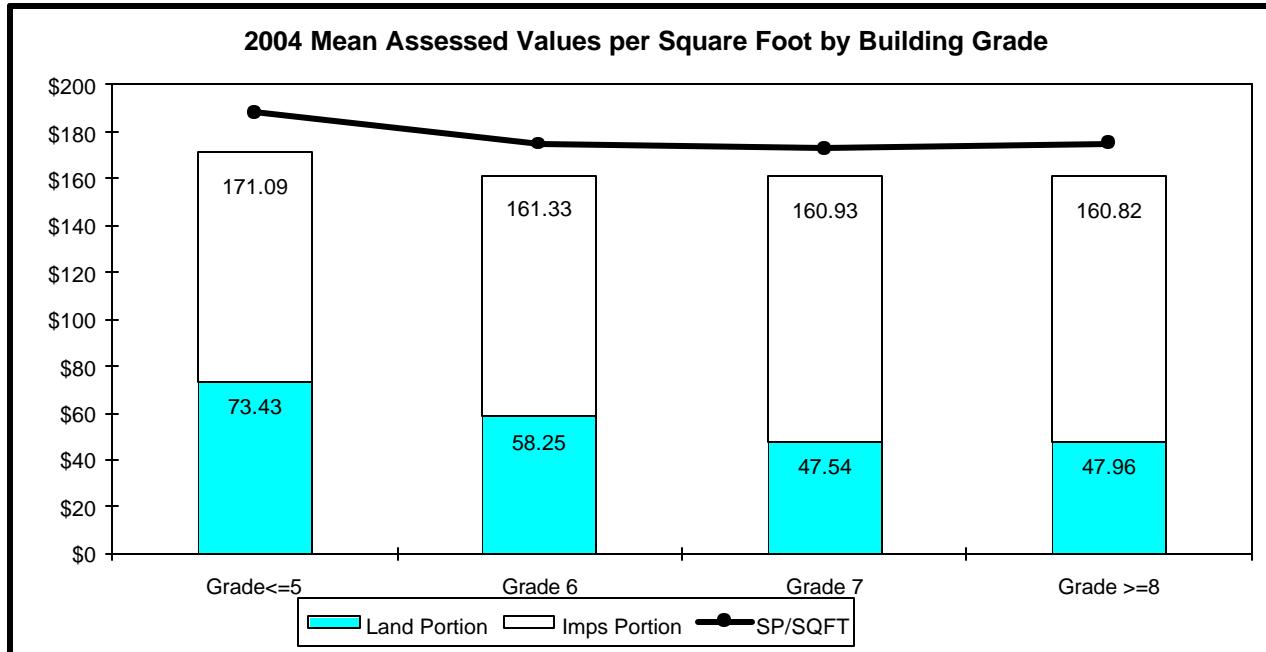
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2004 and 2005 Per Square Foot Values
By Above Grade Living Area**



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2004 and 2005 Per Square Foot Values
By Building Grade**



These charts show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2003 through 12/31/2004 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2004
6. Existing residences where the data for 2004 is significantly different than the data for 2005 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

Based on the 9 usable land sales available in the area, their 2004 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 5.6 % increase in land assessments in the area for the 2005 Assessment Year. The formula is:

$$2005 \text{ Land Value} = 2004 \text{ Land Value} \times 1.063, \text{ with the result rounded down to the next \$1,000.}$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 671 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2005 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that characteristic and neighborhood based variables are unsuited to use in this area using the sales available. Therefore an overall annual market adjustment of 1.065 was used, thus improving equalization.

The derived adjustment formula is:

$$2005 \text{ Total Value} = 2004 \text{ Total Value} / .9389671$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2005 \text{ Improvements Value} = 2005 \text{ Total Value} \text{ minus } 2005 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

Other: *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2005 Land Value + Previous Improvement Value * 1.065)
*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
*If “accessory improvements only”, the land value is used, but there is no change to the improvements (2005 Land Value + Previous Improvement Value * 1.00).
*If vacant parcels (no improvement value) only the land adjustment applies.
*If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
*Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

Mobile Home Update

There were not enough mobile home sales for a separate analysis 4 sales. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$2005 \text{ Total Value} = 2005 \text{ Land Value} + \text{Previous Improvement Value} * 1.065, \text{ with results rounded down to the next } \$1,000$$

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 50 Annual Update Model Adjustments

2005 Total Value = 2004 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

6.50%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

An overall single rate adjustment was selected for area 50.

* This area was physically inspected in 2002

100% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

Area 50 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 98.6.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<=5	28	0.904	0.960	6.2%	0.917	1.002
6	160	0.926	0.984	6.2%	0.967	1.001
7	418	0.931	0.990	6.3%	0.980	1.000
>=8	65	0.921	0.980	6.3%	0.950	1.010
Year Built or Year Renovated	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<=1960	414	0.928	0.986	6.3%	0.976	0.997
1961-1970	147	0.926	0.984	6.3%	0.966	1.002
1971-1980	27	0.933	0.991	6.3%	0.956	1.026
1981-2000	55	0.923	0.982	6.3%	0.955	1.009
>2000	28	0.935	0.994	6.3%	0.962	1.026
Condition	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Fair/Average	472	0.929	0.987	6.3%	0.978	0.997
Good/Very Good	199	0.925	0.983	6.3%	0.968	0.998
Stories	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1	554	0.928	0.986	6.3%	0.977	0.995
1.5	46	0.940	0.999	6.3%	0.960	1.037
2	71	0.924	0.983	6.3%	0.961	1.004
Above Grade Living Area	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<=1000	102	0.917	0.974	6.2%	0.953	0.995
1001-1500	409	0.928	0.986	6.3%	0.976	0.997
1501-2000	103	0.932	0.991	6.3%	0.968	1.014
2001-2500	39	0.930	0.989	6.3%	0.957	1.021
>=2501	18	0.938	0.997	6.3%	0.939	1.054

Area 50 Annual Update Ratio Confidence Intervals

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The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

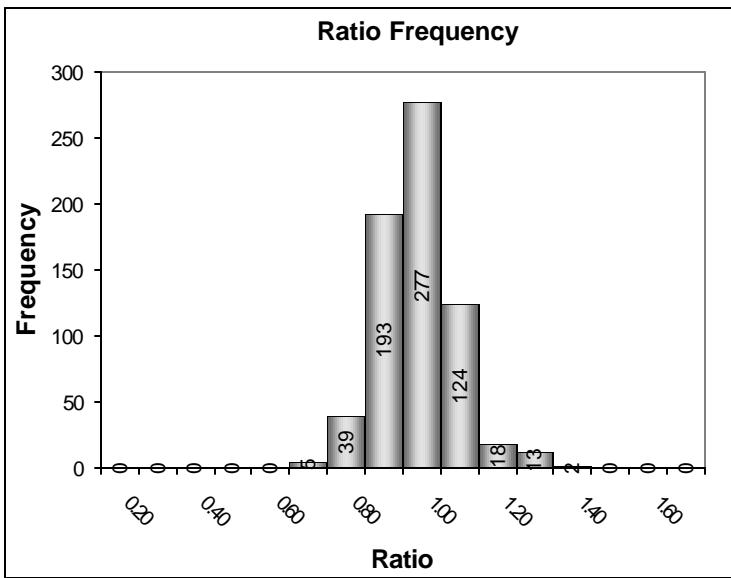
It is difficult to draw valid conclusions when the sales count is low.

View Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	579	0.930	0.988	6.3%	0.980	0.997
Y	92	0.918	0.975	6.3%	0.946	1.005
Wft Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	661	0.929	0.987	6.3%	0.979	0.995
Y	10	0.911	0.969	6.4%	0.840	1.098
Sub	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
2	223	0.933	0.991	6.3%	0.975	1.007
8	159	0.934	0.993	6.3%	0.977	1.009
9	289	0.921	0.979	6.3%	0.967	0.991
Lot Size	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<=10000	488	0.932	0.991	6.3%	0.981	1.000
10001-20000	161	0.914	0.971	6.3%	0.954	0.989
20001-30000	14	0.872	0.927	6.3%	0.870	0.984
30001-43559	5	0.928	0.987	6.4%	0.811	1.164
>=43560	3	1.145	1.218	6.4%	83.7%	1.600

Annual Update Ratio Study Report (Before)

2004 Assessments

SW-Team 1	Lien Date: 01/01/2004	Date of Report: 4/28/2005	Sales Dates: 1/2003 - 12/2004
Area Area 50 Sea Tac	Appr ID: SLED	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	671		
Mean Assessed Value	209,400		
Mean Sales Price	225,700		
Standard Deviation AV	52,185		
Standard Deviation SP	59,520		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.938		
Median Ratio	0.933		
Weighted Mean Ratio	0.928		
UNIFORMITY			
Lowest ratio	0.603		
Highest ratio:	1.316		
Coefficient of Dispersion	8.17%		
Standard Deviation	0.102		
Coefficient of Variation	10.83%		
Price Related Differential (PRD)	1.011		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.925		
Upper limit	0.940		
95% Confidence: Mean			
Lower limit	0.930		
Upper limit	0.945		
SAMPLE SIZE EVALUATION			
N (population size)	6047		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.102		
Recommended minimum:	16		
Actual sample size:	671		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	350		
# ratios above mean:	321		
Z:	1.120		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



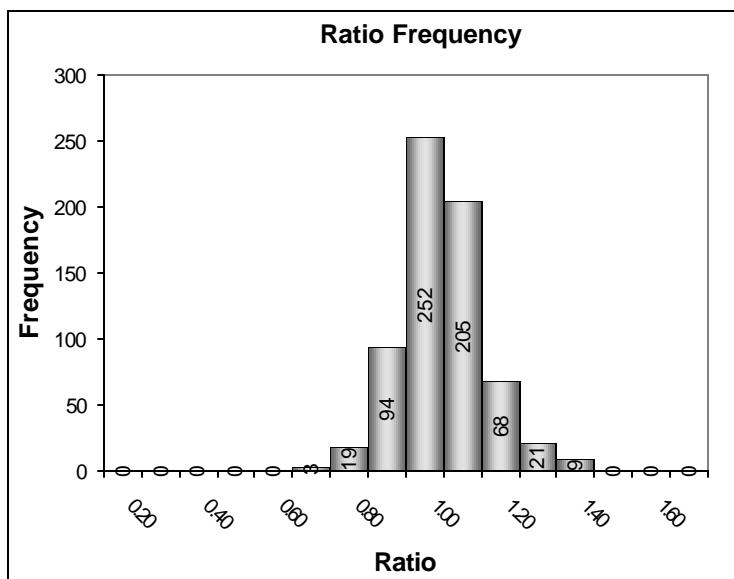
COMMENTS:

1 to 3 Unit Residences throughout area 50

Annual Update Ratio Study Report (After)

2005 Assessments

District/Team: SW-Team 1	Lien Date: 01/01/2005	Date of Report: 4/28/2005	Sales Dates: 1/2003 - 12/2004
Area Area 50 Sea Tac	Appr ID: SLED	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	671		
Mean Assessed Value	222,500		
Mean Sales Price	225,700		
Standard Deviation AV	55,565		
Standard Deviation SP	59,520		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.996		
Median Ratio	0.991		
Weighted Mean Ratio	0.986		
UNIFORMITY			
Lowest ratio	0.641		
Highest ratio:	1.396		
Coefficient of Dispersion	8.18%		
Standard Deviation	0.108		
Coefficient of Variation	10.83%		
Price Related Differential (PRD)	1.011		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.983		
Upper limit	1.000		
95% Confidence: Mean			
Lower limit	0.988		
Upper limit	1.004		
SAMPLE SIZE EVALUATION			
N (population size)	6047		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.108		
Recommended minimum:	19		
Actual sample size:	671		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	352		
# ratios above mean:	319		
Z:	1.274		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



COMMENTS:

1 to 3 Unit Residences throughout area 50

The assessment level has been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 50
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	789320	1720	2/24/04	\$145,000	700	0	5	1953	3	7500	N	N	20615 6TH AV S
002	294600	3190	1/28/04	\$136,200	720	0	5	1953	3	7188	N	N	20615 8TH AV S
002	789320	3400	4/20/04	\$169,900	790	0	5	1957	4	6450	N	N	20417 4TH AV S
002	768620	5020	8/21/03	\$131,950	900	0	5	1940	2	7500	N	N	1204 S 207TH ST
002	768620	5715	7/21/04	\$179,900	930	0	5	1936	3	15000	N	N	1217 S 207TH ST
002	789380	8165	9/25/03	\$166,830	940	0	5	1945	3	7525	N	N	121 S 208TH ST
002	768620	4190	5/29/03	\$170,000	1000	0	5	1955	4	11000	N	N	20438 12TH PL S
002	294600	3865	7/1/04	\$200,000	1330	0	5	1918	3	14375	N	N	20730 DES MOINES MEMORIAL DR S
002	789380	0185	6/17/04	\$199,000	1720	0	5	1911	3	12400	Y	N	304 S 216TH ST
002	768620	2730	6/11/03	\$155,000	830	0	6	1954	4	8000	N	N	20118 12TH PL S
002	200900	0705	10/6/04	\$155,000	860	0	6	1918	3	5600	Y	N	401 S 216TH ST
002	344500	0249	8/24/04	\$192,000	910	0	6	1948	3	11805	N	N	20700 25TH AV S
002	789320	2475	8/9/04	\$174,950	910	0	6	1961	3	5250	N	N	20634 2ND AV S
002	092204	9134	1/14/03	\$165,000	930	0	6	1949	4	16052	N	N	21332 24TH AV S
002	294600	1485	6/23/03	\$179,000	950	400	6	1955	3	6300	N	N	20230 9TH AV S
002	768620	4600	7/19/04	\$179,950	950	0	6	1955	4	8000	N	N	20632 14TH AV S
002	768620	1820	9/8/03	\$164,950	970	0	6	1954	3	7500	N	N	20017 14TH AV S
002	768620	3340	4/21/04	\$172,500	970	0	6	1954	3	8000	N	N	20205 13TH AV S
002	768620	2331	11/19/03	\$204,000	970	460	6	1954	4	8000	N	N	20119 15TH AV S
002	768620	2715	10/13/03	\$172,000	970	0	6	1954	3	8000	N	N	20110 12TH PL S
002	768620	3705	10/12/04	\$219,900	970	100	6	1954	3	8000	N	N	20426 15TH AV S
002	789380	2025	9/9/04	\$390,000	970	0	6	1936	3	11800	Y	N	21324 4TH AV S
002	789320	6385	2/26/03	\$153,000	1000	0	6	1953	3	10750	N	N	20106 4TH AV S
002	768620	3146	7/30/03	\$150,000	1010	0	6	1954	3	8000	N	N	20228 14TH AV S
002	768620	5460	7/12/04	\$174,000	1010	0	6	1962	3	6719	N	N	20704 13TH AV S
002	789320	3266	10/14/03	\$199,000	1040	240	6	1947	3	8960	N	N	218 S 206TH ST
002	789320	4830	6/17/04	\$178,500	1060	0	6	1979	3	8063	N	N	20223 5TH AV S
002	789320	4881	10/22/03	\$180,000	1060	0	6	1979	3	9675	N	N	20212 4TH PL S
002	789320	4880	10/20/03	\$187,500	1060	0	6	1979	3	7500	N	N	20218 4TH PL S
002	789320	1290	4/13/04	\$238,000	1060	1060	6	1943	3	11300	N	N	733 S 206TH ST

Improved Sales Used in this Annual Update Analysis
Area 50
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	931530	0260	7/31/03	\$184,000	1100	0	6	1980	3	7600	N	N	1215 S 211TH ST
002	789320	0055	10/1/03	\$265,000	1120	1030	6	1965	4	5375	N	N	20713 1ST PL S
002	789320	0055	10/26/04	\$315,000	1120	1030	6	1965	4	5375	N	N	20713 1ST PL S
002	864400	0170	9/2/03	\$227,500	1120	640	6	1961	3	8080	N	N	20344 34TH AV S
002	432470	0050	7/1/04	\$185,000	1130	0	6	1956	3	8978	N	N	3035 S 201ST ST
002	768620	1715	6/12/03	\$168,000	1180	0	6	1967	3	5800	N	N	20004 14TH AV S
002	294600	1645	4/17/03	\$167,500	1200	0	6	1958	4	8063	N	N	20220 8TH AV S
002	344500	0238	6/5/03	\$183,000	1210	250	6	1932	3	23332	N	N	2500 S 208TH ST
002	768620	3000	7/22/03	\$184,000	1210	0	6	1954	4	8000	N	N	20234 15TH AV S
002	789320	3550	4/21/03	\$166,500	1220	0	6	1954	3	7500	N	N	20415 4TH PL S
002	508300	0390	9/29/04	\$211,500	1240	0	6	1955	3	9720	N	N	21203 31ST AV S
002	286830	0030	4/28/04	\$189,000	1250	550	6	1950	3	10200	Y	N	21010 9TH AV S
002	344500	0269	12/21/04	\$195,000	1250	0	6	1962	5	9272	N	N	2425 S 207TH ST
002	768620	4380	8/15/03	\$180,000	1250	0	6	1954	4	7000	N	N	20602 15TH AV S
002	789320	3595	7/1/03	\$169,000	1260	0	6	1954	4	7500	N	N	416 S 206TH ST
002	768620	3690	1/13/03	\$174,950	1270	0	6	1954	4	8000	N	N	20418 15TH AV S
002	768620	5330	8/31/04	\$212,000	1270	0	6	1955	3	7500	N	N	20726 14TH AV S
002	768620	2255	11/29/04	\$251,000	1270	0	6	1954	3	8000	N	N	20126 15TH AV S
002	612360	0195	11/16/04	\$250,000	1280	550	6	1953	3	9288	N	N	225 S 199TH ST
002	768620	3980	4/30/04	\$192,500	1300	0	6	1954	4	8000	N	N	20406 13TH AV S
002	768620	5005	6/21/04	\$202,000	1310	0	6	1917	4	7500	N	N	20637 12TH PL S
002	508300	0430	6/24/04	\$197,500	1330	0	6	1955	4	9450	N	N	21238 30TH AV S
002	789320	7895	5/13/04	\$233,000	1340	0	6	1954	4	7183	N	N	20004 3RD AV S
002	789320	4931	4/29/03	\$180,000	1350	0	6	1979	4	6250	N	N	20228 4TH PL S
002	092204	9190	9/23/04	\$206,000	1360	0	6	1954	3	15428	N	N	20818 24TH AV S
002	768620	3995	9/29/03	\$167,500	1370	0	6	1954	4	8000	N	N	20412 13TH AV S
002	789380	5975	9/10/03	\$250,000	1370	0	6	1934	5	5375	Y	N	20935 4TH AV S
002	768620	1785	7/8/04	\$187,110	1380	0	6	1954	3	7200	N	N	20005 14TH AV S
002	294600	1962	1/16/03	\$164,000	1440	0	6	1958	3	6000	N	N	20431 9TH AV S
002	294600	1962	6/28/04	\$194,000	1440	0	6	1958	3	6000	N	N	20431 9TH AV S
002	789320	0370	11/12/04	\$189,000	1460	0	6	1969	3	5375	N	N	20713 3RD AV S

Improved Sales Used in this Annual Update Analysis
Area 50
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	294600	1820	5/11/04	\$220,000	1570	0	6	1951	3	9488	N	N	20421 8TH AV S
002	501820	0055	8/15/03	\$236,500	1600	0	6	1923	5	18424	Y	N	2908 S 216TH ST
002	294600	1600	3/25/03	\$193,000	1670	0	6	1955	3	6773	N	N	20211 9TH AV S
002	768620	3160	5/27/03	\$184,000	1920	0	6	1954	3	8000	N	N	1404 S 204TH ST
002	286830	0080	12/17/04	\$224,999	860	530	7	1978	3	13640	N	N	936 S 211TH PL
002	294600	1720	8/5/04	\$160,000	900	0	7	1955	3	6250	N	N	20231 8TH AV S
002	789320	3485	11/20/03	\$213,000	900	500	7	1987	3	5200	N	N	20430 4TH AV S
002	789320	3480	7/12/04	\$235,950	920	500	7	1987	3	5000	N	N	20424 4TH AV S
002	789320	5525	6/18/03	\$227,800	960	450	7	1955	5	6400	N	N	20208 1ST PLS
002	789320	5525	11/23/04	\$242,000	960	450	7	1955	5	6400	N	N	20208 1ST PLS
002	789380	6830	11/16/04	\$258,500	960	480	7	1954	3	9219	Y	N	20926 7TH PLS
002	789380	6785	8/28/03	\$319,000	960	960	7	1954	5	9219	Y	N	20902 7TH PLS
002	789380	8220	2/5/03	\$194,950	990	0	7	1960	3	8062	N	N	20835 1ST PLS
002	508300	0370	10/27/04	\$184,000	1000	0	7	1956	3	9529	N	N	21225 30TH AV S
002	200820	0060	10/21/03	\$135,000	1010	0	7	1962	3	9600	N	N	21416 13TH AV S
002	789320	6355	7/3/03	\$178,000	1010	0	7	1958	3	7500	N	N	20129 4TH AV S
002	092204	9297	2/5/03	\$170,000	1020	0	7	1959	3	12000	N	N	2522 S 209TH PL
002	294600	2600	3/24/03	\$234,500	1020	880	7	1995	3	7503	Y	N	20636 11TH AV S
002	294600	1710	8/18/04	\$198,000	1020	0	7	1957	4	6250	N	N	746 S 204TH ST
002	294600	2530	10/4/04	\$216,600	1020	360	7	1961	2	8437	N	N	20626 DES MOINES MEMORIAL DR S
002	789320	2140	10/4/04	\$225,000	1020	440	7	1961	2	7500	N	N	20630 4TH AV S
002	294600	0530	2/10/03	\$173,480	1030	770	7	1962	4	5000	N	N	20129 9TH AV S
002	294600	0530	8/4/03	\$224,500	1030	770	7	1962	4	5000	N	N	20129 9TH AV S
002	931530	0030	5/26/03	\$154,200	1030	0	7	1969	3	7350	N	N	1217 S 211TH PL
002	789380	5810	8/6/04	\$205,000	1040	520	7	1956	3	8062	Y	N	218 S 210TH ST
002	789320	6590	9/23/03	\$211,000	1050	250	7	1961	3	6450	N	N	20128 4TH PLS
002	294600	4060	7/22/04	\$190,795	1060	0	7	2000	3	2114	N	N	20605 12TH AV S
002	768620	4255	8/26/03	\$199,950	1060	340	7	1956	4	7500	N	N	20429 12TH PLS
002	200800	0050	11/25/03	\$223,500	1070	1070	7	1962	3	9660	N	N	21421 14TH AV S
002	789320	7670	10/25/04	\$216,000	1070	340	7	1967	3	6250	N	N	20008 4TH PLS
002	294600	4057	9/29/03	\$180,250	1080	0	7	2000	3	2102	N	N	20607 12TH AV S

Improved Sales Used in this Annual Update Analysis
Area 50
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	294600	3580	11/16/04	\$246,000	1080	290	7	1958	3	7500	N	N	20719 10TH AV S
002	294600	2750	7/14/03	\$237,950	1090	120	7	1959	3	7500	N	N	20636 10TH AV S
002	789320	4696	6/24/03	\$212,000	1090	470	7	1959	3	6987	N	N	20223 6TH AV S
002	789320	4696	6/19/03	\$212,000	1090	470	7	1959	3	6987	N	N	20223 6TH AV S
002	789380	7860	9/8/03	\$220,000	1090	0	7	1954	3	9137	N	N	20819 3RD AV S
002	789320	0923	4/9/03	\$188,000	1100	0	7	1954	3	8160	N	N	504 S 208TH ST
002	200800	0280	11/8/04	\$249,000	1110	400	7	1961	3	9711	N	N	21428 14TH AV S
002	508300	0045	2/21/03	\$179,300	1120	0	7	1956	3	7000	N	N	21210 32ND AV S
002	923740	0010	10/28/04	\$232,500	1120	550	7	1957	3	7475	Y	N	20410 9TH AV S
002	864400	0120	8/19/03	\$230,000	1130	1130	7	1960	3	8352	N	N	20314 34TH AV S
002	789320	0840	4/7/03	\$172,000	1140	0	7	1955	3	7500	N	N	443 S 207TH ST
002	789380	8030	2/25/03	\$205,000	1140	600	7	1957	3	7275	N	N	20821 2ND AV S
002	789380	7575	10/26/04	\$230,000	1140	0	7	1960	3	13225	N	N	20837 4TH PL S
002	200800	0120	8/8/03	\$231,000	1150	500	7	1961	3	9625	N	N	21231 14TH AV S
002	286830	0050	8/14/03	\$217,400	1150	450	7	1955	4	10560	N	N	708 S 212TH ST
002	286830	0050	12/8/04	\$254,000	1150	450	7	1955	4	10560	N	N	708 S 212TH ST
002	294600	2914	10/21/04	\$255,000	1150	1150	7	1970	4	6200	Y	N	20630 9TH AV S
002	359600	0340	10/15/03	\$277,000	1150	260	7	1969	3	7590	Y	N	747 S 209TH ST
002	768620	5021	2/7/03	\$235,000	1150	690	7	2002	3	8063	N	N	20620 12TH AV S
002	789320	5495	4/22/04	\$241,900	1150	720	7	1957	3	9738	N	N	20235 2ND AV S
002	092204	9411	2/19/04	\$230,000	1160	0	7	2002	3	7204	N	N	20836 24TH AV S
002	093700	0130	11/1/04	\$188,000	1160	0	7	1960	3	11222	N	N	3411 S 201ST ST
002	175300	0070	4/11/03	\$216,500	1170	870	7	1960	3	9975	N	N	20812 15TH AV S
002	175320	0060	8/16/04	\$237,000	1170	580	7	1962	3	11186	N	N	1330 S 210TH ST
002	789380	0480	2/26/04	\$194,000	1180	0	7	1950	3	8915	Y	N	508 S 216TH ST
002	789380	4000	11/25/03	\$279,000	1180	160	7	1959	3	10320	Y	N	21003 7TH PL S
002	859390	0060	9/9/04	\$329,000	1180	460	7	1964	4	9411	Y	N	21025 5TH AV S
002	789380	3921	9/20/04	\$318,000	1190	620	7	1959	3	6761	Y	N	21014 7TH PL S
002	768620	4170	7/31/03	\$234,500	1200	450	7	1956	4	10000	N	N	20420 12TH PL S
002	789320	7955	8/29/03	\$235,000	1200	600	7	1967	3	7339	N	N	20005 3RD AV S
002	859390	0050	4/24/03	\$255,000	1200	360	7	1963	4	8529	Y	N	21205 5TH AV S

Improved Sales Used in this Annual Update Analysis
Area 50
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	508300	0405	7/23/03	\$182,000	1210	0	7	1955	3	9450	N	N	21225 31ST AV S
002	769860	0010	5/20/03	\$237,000	1210	1100	7	1959	3	8640	N	N	20306 10TH AV S
002	789320	2745	4/28/03	\$155,000	1210	0	7	1952	3	6375	N	N	20608 1ST AV S
002	789320	1150	4/21/03	\$236,000	1210	400	7	1987	3	6987	N	N	20725 7TH PL S
002	789380	6545	6/24/04	\$265,000	1210	350	7	1962	3	10500	Y	N	20903 7TH AV S
002	092204	9338	10/27/04	\$198,000	1220	0	7	1961	3	8576	N	N	20812 25TH AV S
002	789320	5215	4/28/04	\$236,000	1230	0	7	1955	3	6250	N	N	20218 3RD AV S
002	789380	4645	11/24/04	\$225,000	1230	0	7	1967	3	7000	Y	N	21005 4TH PL S
002	789380	4845	6/7/04	\$285,000	1230	470	7	1956	3	6718	Y	N	21011 4TH AV S
002	931531	0170	10/13/03	\$172,500	1230	0	7	1969	3	7200	N	N	21112 11TH AV S
002	508300	0320	8/25/04	\$203,500	1240	0	7	1956	3	11466	N	N	21123 31ST AV S
002	200800	0030	4/8/04	\$233,000	1250	670	7	1961	3	9632	N	N	21437 14TH AV S
002	294600	4269	10/16/03	\$265,950	1250	530	7	2003	3	13425	N	N	1109 S 202ND ST
002	789320	2450	6/9/03	\$229,000	1250	410	7	1964	3	7500	N	N	20620 2ND AV S
002	789320	3820	6/4/04	\$200,000	1250	0	7	1959	3	6500	N	N	20416 5TH AV S
002	508300	0130	7/27/04	\$187,500	1260	0	7	1955	3	9450	N	N	21216 31ST AV S
002	768620	2860	12/28/04	\$237,950	1260	1260	7	1963	3	9188	N	N	1205 S 201ST ST
002	789380	5775	12/19/03	\$277,500	1260	1260	7	1958	4	6681	Y	N	20919 3RD AV S
002	200800	0300	2/3/03	\$190,000	1270	400	7	1960	3	9945	N	N	21437 15TH AV S
002	294600	0475	12/14/04	\$214,950	1270	0	7	1960	4	10000	N	N	20114 8TH AV S
002	093700	0070	4/29/03	\$179,950	1280	0	7	1960	3	8700	N	N	3222 S 202ND ST
002	789380	2170	6/28/04	\$329,000	1280	520	7	1968	4	5000	Y	N	21314 3RD AV S
002	789380	1630	4/24/03	\$217,000	1280	0	7	1983	3	6000	N	N	21319 6TH AV S
002	789380	5574	3/10/04	\$313,100	1280	760	7	1964	4	8475	N	N	20911 2ND AV S
002	359600	0351	3/26/04	\$297,000	1290	400	7	1961	4	7590	Y	N	20911 8TH AV S
002	175320	0010	8/22/03	\$204,999	1300	0	7	1962	3	11880	N	N	20824 13TH AV S
002	200800	0310	10/2/03	\$170,000	1300	250	7	1960	3	9213	N	N	21439 15TH AV S
002	294600	0430	11/5/03	\$210,000	1300	520	7	1968	4	6500	N	N	20130 8TH AV S
002	789320	3310	7/22/03	\$222,900	1300	0	7	1966	3	8062	N	N	20412 3RD AV S
002	789380	8320	1/16/04	\$155,500	1300	0	7	1959	3	10162	N	N	20840 1ST AV S
002	789320	0155	9/27/03	\$201,000	1310	0	7	1956	3	8062	N	N	20726 1ST PLS

Improved Sales Used in this Annual Update Analysis
Area 50
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	789320	1001	12/22/04	\$220,000	1320	0	7	1954	3	8160	N	N	519 S 207TH ST
002	789380	2640	1/17/03	\$255,000	1320	0	7	1966	3	7500	Y	N	21213 1ST PL S
002	032204	9088	12/18/03	\$170,000	1330	0	7	1960	3	8498	N	N	3228 S 204TH ST
002	501820	0160	10/17/03	\$196,578	1330	1720	7	1962	4	10370	N	N	21420 30TH AV S
002	501820	0040	7/26/03	\$233,000	1330	700	7	1958	3	10085	N	N	21405 29TH AV S
002	789380	2560	2/27/04	\$259,000	1340	320	7	1958	4	8475	Y	N	21214 1ST AV S
002	931531	0030	9/25/03	\$195,550	1340	0	7	1969	3	7215	N	N	21004 11TH AV S
002	931531	0140	11/20/03	\$196,000	1340	0	7	1969	3	8680	N	N	1112 S 211TH PL
002	931531	0040	11/30/04	\$202,600	1340	0	7	1969	3	7455	N	N	1149 S 210TH ST
002	294600	4045	2/20/03	\$198,500	1350	0	7	1999	3	4601	N	N	20619 12TH AV S
002	501820	0025	6/30/03	\$180,000	1350	630	7	1958	3	9600	Y	N	21431 29TH AV S
002	789320	0775	8/23/04	\$235,000	1350	0	7	1965	3	7500	N	N	20716 4TH PL S
002	294600	4032	7/9/03	\$195,950	1360	0	7	1999	3	4690	N	N	20631 12TH AV S
002	294600	0831	7/31/03	\$198,500	1380	0	7	1954	4	13000	N	N	1014 S 202ND ST
002	789320	0565	11/16/04	\$255,000	1400	550	7	1957	4	7500	N	N	20729 4TH AV S
002	789380	1785	9/22/03	\$237,000	1400	340	7	1979	3	9000	Y	N	429 S 213TH ST
002	294600	3730	5/28/03	\$269,000	1410	480	7	1990	3	9188	Y	N	20727 11TH AV S
002	294600	3730	12/16/04	\$329,000	1410	480	7	1990	3	9188	Y	N	20727 11TH AV S
002	789320	0550	6/13/03	\$187,000	1430	840	7	1956	3	7500	N	N	20721 4TH AV S
002	789320	2165	11/24/03	\$212,500	1430	0	7	1968	3	10750	N	N	321 S 206TH ST
002	789320	0550	11/17/04	\$312,000	1430	840	7	1956	3	7500	N	N	20721 4TH AV S
002	864400	0210	11/24/04	\$217,000	1430	0	7	1960	3	9064	N	N	20341 34TH AV S
002	294600	2480	2/25/04	\$202,000	1440	0	7	2001	3	6875	N	N	20402 DES MOINES MEMORIAL DR S
002	294600	0396	7/6/04	\$194,000	1450	0	7	1958	4	6250	N	N	20113 8TH AV S
002	768620	3195	11/30/04	\$214,000	1450	0	7	1961	4	6875	N	N	20211 14TH AV S
002	789320	6125	3/19/04	\$206,000	1450	0	7	1954	4	8250	N	N	20134 2ND AV S
002	789380	7105	10/25/04	\$272,500	1450	380	7	1961	3	7500	Y	N	20823 7TH AV S
002	175320	0070	12/22/03	\$235,500	1460	420	7	1962	3	13020	N	N	1329 S 210TH ST
002	789320	1041	2/28/03	\$254,000	1460	1450	7	1990	3	7761	N	N	614 S 208TH ST
002	789380	2741	9/14/04	\$284,533	1460	0	7	1957	4	8050	Y	N	128 S 213TH ST
002	093700	0060	9/15/04	\$199,800	1480	0	7	1960	3	8700	N	N	3216 S 202ND ST

Improved Sales Used in this Annual Update Analysis
Area 50
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	768620	3420	3/30/04	\$210,000	1480	0	7	1954	3	8000	N	N	20204 12TH PL S
002	501820	0005	9/22/03	\$185,000	1490	0	7	1959	3	8910	Y	N	21463 29TH AV S
002	789380	5270	4/8/03	\$274,000	1490	840	7	1966	3	9137	N	N	21011 OCCIDENTAL AV S
002	789380	2225	4/12/04	\$315,000	1500	0	7	1960	3	7500	Y	N	21303 3RD AV S
002	789380	4190	12/4/03	\$329,548	1500	400	7	1960	3	10750	Y	N	21025 7TH AV S
002	508300	0355	12/8/03	\$175,000	1520	0	7	1957	3	15096	Y	N	21203 30TH AV S
002	286830	0055	7/30/04	\$256,000	1530	250	7	1978	4	11880	N	N	904 S 211TH PL
002	789320	5925	4/18/03	\$202,000	1530	0	7	1956	3	8750	N	N	20112 1ST PL S
002	789380	2725	5/29/03	\$287,000	1530	310	7	1955	3	12750	Y	N	21225 3RD AV S
002	789320	0655	6/17/04	\$238,000	1560	0	7	1955	5	10000	N	N	20734 4TH AV S
002	864400	0240	12/8/04	\$240,000	1560	0	7	1960	4	8614	N	N	3231 S 203RD ST
002	789320	0215	4/16/04	\$220,000	1590	0	7	1956	4	10750	N	N	20715 2ND AV S
002	931531	0080	3/24/04	\$195,000	1590	0	7	1969	3	7215	N	N	21009 12TH AV S
002	032204	9030	10/6/03	\$199,950	1610	0	7	1961	3	11593	N	N	20330 32ND AV S
002	093700	0360	9/23/03	\$212,000	1610	0	7	1960	4	8934	N	N	3227 S 202ND ST
002	789320	1285	11/2/04	\$250,000	1620	0	7	1952	4	13300	Y	N	752 S 208TH ST
002	093700	0160	12/23/03	\$193,950	1660	0	7	1960	3	8883	N	N	3412 S 201ST ST
002	294600	0070	11/15/04	\$257,950	1690	0	7	1928	2	13744	N	N	1017 S 200TH ST
002	789380	2325	12/18/03	\$268,500	1750	0	7	1954	3	15500	Y	N	21314 1ST PLS
002	294600	2700	3/21/03	\$217,000	1830	0	7	1992	3	7409	N	N	20619 11TH AV S
002	789320	1103	10/24/03	\$247,000	1830	0	7	1989	3	7624	N	N	20736 7TH AV S
002	789380	1724	11/24/03	\$235,750	1850	320	7	1984	3	8750	Y	N	21326 5TH AV S
002	294600	2730	9/23/04	\$312,000	1880	0	7	1992	3	8886	N	N	20607 11TH AV S
002	294600	0009	4/7/04	\$215,000	2010	0	7	1951	3	17500	N	N	20006 DES MOINES MEMORIAL DR S
002	200820	0050	3/20/03	\$215,000	2020	0	7	1904	4	11520	N	N	21424 13TH AV S
002	789320	1990	11/16/04	\$283,500	2070	0	7	1965	4	8385	N	N	20640 4TH PLS
002	032204	9095	6/25/03	\$286,000	2120	0	7	1968	3	31791	N	N	3266 S 204TH ST
002	789380	1600	7/26/04	\$387,000	2370	960	7	1958	4	18225	Y	N	21305 6TH PLS
002	789380	3255	4/26/04	\$278,500	1010	670	8	1960	3	6450	Y	N	21230 4TH PLS
002	501820	0170	10/21/03	\$223,500	1190	290	8	1977	3	10455	N	N	21406 30TH AV S
002	789380	4120	6/23/04	\$315,000	1290	1100	8	1972	3	8062	Y	N	21022 7TH AV S

Improved Sales Used in this Annual Update Analysis
Area 50
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	359600	0270	4/14/04	\$325,000	1340	500	8	1960	4	7475	Y	N	20829 8TH AV S
002	286830	0045	7/8/04	\$380,000	1630	1120	8	1960	3	12250	Y	N	21002 9TH AV S
002	789380	4075	8/26/04	\$300,000	1680	280	8	1968	3	8600	Y	N	21002 7TH AV S
002	789380	3040	9/29/04	\$319,000	1700	600	8	1962	3	9783	Y	N	403 S 212TH ST
002	789380	0460	2/27/03	\$339,500	1940	1080	8	1985	3	8896	Y	N	21412 4TH PL S
002	789320	1790	3/11/04	\$316,000	2300	0	8	1999	3	10000	N	N	20614 5TH AV S
002	789380	6590	10/5/04	\$423,500	2500	0	9	1993	3	9406	Y	N	20925 7TH AV S
008	052204	9061	12/11/03	\$199,950	720	0	4	1932	5	13200	N	N	19815 8TH AV S
008	391740	0044	10/16/03	\$96,000	720	0	4	1970	4	4575	N	N	19816 1/2 DES MOINES MEMORIAL DR S
008	292304	9167	7/13/04	\$209,000	740	0	5	1947	3	217800	N	N	17202 DES MOINES MEMORIAL DR S
008	391740	0270	11/14/03	\$165,500	970	0	5	1946	4	7208	N	N	19901 11TH AV S
008	202304	9251	7/20/04	\$184,900	1020	0	5	1949	4	22700	N	N	14603 DES MOINES MEMORIAL DR S
008	292304	9489	2/25/04	\$225,000	1460	0	5	1976	3	9372	N	N	17207 DES MOINES MEMORIAL DR S
008	443800	0115	9/11/03	\$148,000	700	0	6	1953	3	8579	N	N	840 S 195TH ST
008	443800	0155	12/31/04	\$177,000	700	0	6	1953	3	7034	N	N	803 S 195TH ST
008	443800	0235	6/10/04	\$152,440	720	0	6	1953	3	6500	N	N	19410 10TH AV S
008	443800	0225	2/20/03	\$156,500	730	0	6	1953	4	6500	N	N	19422 10TH AV S
008	520620	0025	12/20/04	\$191,000	730	0	6	1953	3	10710	N	N	630 S 200TH ST
008	443880	0190	2/26/04	\$180,000	740	0	6	1954	3	7200	N	N	226 S 184TH ST
008	523580	0080	1/28/04	\$147,350	770	0	6	1954	3	9000	N	N	113 S 170TH ST
008	612240	0055	3/20/04	\$206,000	880	880	6	1952	4	8400	N	N	19210 3RD AV S
008	443800	0010	2/20/03	\$150,000	910	0	6	1953	4	7150	N	N	808 S 194TH ST
008	443800	0020	8/26/03	\$167,000	990	0	6	1953	3	7150	N	N	820 S 194TH ST
008	443800	0020	10/18/04	\$188,800	990	0	6	1953	3	7150	N	N	820 S 194TH ST
008	612300	0265	8/19/03	\$189,000	990	0	6	1953	4	11063	N	N	19516 2ND AV S
008	443800	0240	3/27/03	\$162,500	1030	0	6	1953	3	6542	N	N	19404 10TH AV S
008	520620	0030	4/4/03	\$194,500	1130	0	6	1953	3	17000	N	N	624 S 200TH ST
008	322304	9268	12/3/03	\$165,000	1300	0	6	1940	3	13068	N	N	18446 8TH AV S
008	443800	0050	6/11/04	\$206,520	1320	0	6	1953	3	7200	N	N	819 S 194TH ST
008	612300	0085	12/20/04	\$196,500	1410	0	6	1952	4	10250	N	N	19504 3RD AV S
008	052204	9005	11/24/04	\$400,000	1420	0	6	1928	4	204732	N	N	19445 DES MOINES MEMORIAL DR S

Improved Sales Used in this Annual Update Analysis
Area 50
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	725000	0110	10/28/03	\$221,000	1440	0	6	1982	3	8660	N	N	16028 7TH CT S
008	955880	0120	6/14/04	\$187,500	790	0	7	1954	4	9932	N	N	175 S 187TH ST
008	955820	0005	7/3/03	\$178,250	860	220	7	1954	3	13850	N	N	18317 OCCIDENTAL AV S
008	507150	0060	1/22/04	\$185,000	940	0	7	1966	3	8087	N	N	631 S 188TH ST
008	394440	0010	1/30/03	\$190,000	950	0	7	1958	4	12950	N	N	16815 AMBAUM BL S
008	612390	0160	1/23/04	\$220,000	950	470	7	1960	3	9261	N	N	425 S 193RD ST
008	322304	9262	12/17/03	\$215,000	970	0	7	1966	3	8242	N	N	18460 4TH AV S
008	322304	9261	12/27/04	\$219,500	970	0	7	1966	3	8510	N	N	18442 4TH AV S
008	612390	0060	9/16/04	\$220,000	970	0	7	1960	4	9353	N	N	19234 5TH AV S
008	612120	0175	6/14/04	\$227,950	990	360	7	1953	3	10924	N	N	107 S 197TH ST
008	612360	0080	8/26/03	\$192,000	990	0	7	1953	5	8250	N	N	226 S 198TH ST
008	254650	0050	11/24/03	\$225,000	1000	400	7	1966	3	12705	N	N	1002 S 198TH PL
008	684000	0060	2/6/03	\$235,000	1020	400	7	1964	3	8152	N	N	16548 5TH AV S
008	612360	0140	11/3/04	\$206,500	1030	0	7	1953	4	8408	N	N	19836 4TH AV S
008	612300	0240	7/21/03	\$164,950	1040	0	7	1954	3	9450	N	N	19318 3RD AV S
008	612380	0060	4/8/04	\$229,425	1040	1010	7	1958	3	8129	N	N	19234 4TH AV S
008	202304	9409	5/12/04	\$172,900	1060	0	7	1957	4	8241	N	N	14808 8TH AV S
008	322304	9248	6/17/04	\$205,950	1070	0	7	1965	3	8425	N	N	18447 8TH AV S
008	612120	0155	5/18/04	\$220,000	1090	1090	7	1952	3	8510	N	N	19620 OCCIDENTAL AV S
008	725000	0086	12/3/04	\$233,700	1090	600	7	1965	3	9700	N	N	608 S 162ND ST
008	778990	0015	9/13/03	\$196,500	1090	0	7	1955	3	10330	N	N	623 S 195TH ST
008	778990	0020	4/14/03	\$198,000	1090	0	7	1955	3	12525	N	N	629 S 195TH ST
008	611770	0050	6/10/03	\$219,900	1120	500	7	1966	4	8350	N	N	650 S 196TH ST
008	612300	0375	11/20/03	\$214,000	1120	0	7	1959	3	11700	N	N	19307 4TH AV S
008	085400	0020	1/15/03	\$187,373	1130	0	7	1955	3	9000	N	N	202 S 166TH ST
008	500720	0010	5/12/03	\$181,000	1130	0	7	1955	3	9065	N	N	610 S 194TH ST
008	612360	0270	10/29/03	\$161,500	1130	0	7	1953	4	8781	N	N	19821 4TH AV S
008	725000	0085	3/21/03	\$206,000	1140	560	7	1965	3	11400	N	N	604 S 162ND ST
008	085380	0145	6/30/04	\$219,000	1150	0	7	1955	3	8533	N	N	16528 5TH AV S
008	201500	0220	6/24/03	\$199,500	1150	0	7	1961	3	8883	N	N	435 S 189TH ST
008	350980	0130	1/27/04	\$239,000	1150	900	7	1963	3	8332	N	N	716 S 192ND ST

Improved Sales Used in this Annual Update Analysis
Area 50
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	612120	0075	11/11/03	\$190,500	1150	1150	7	1959	3	9970	N	N	19613 OCCIDENTAL AV S
008	612120	0075	6/28/04	\$268,450	1150	1150	7	1959	3	9970	N	N	19613 OCCIDENTAL AV S
008	612380	0030	2/5/03	\$208,300	1150	370	7	1958	3	14700	N	N	19235 4TH AV S
008	612380	0025	11/24/04	\$257,000	1150	370	7	1958	3	10428	N	N	19229 4TH AV S
008	322304	9225	8/3/04	\$253,500	1160	300	7	1962	4	9057	N	N	225 S NORMANDY RD
008	507150	0120	8/1/03	\$180,000	1160	0	7	1966	3	8789	N	N	612 S 188TH ST
008	612300	0115	6/16/04	\$218,500	1160	0	7	1953	3	9579	N	N	19554 3RD AV S
008	955880	0060	11/25/03	\$206,500	1160	0	7	1954	4	10137	N	N	200 S 187TH ST
008	052204	9143	12/8/04	\$211,525	1170	0	7	1963	4	8276	N	N	812 S 196TH ST
008	612180	0025	10/27/03	\$215,000	1170	0	7	1952	4	9750	N	N	226 S 197TH ST
008	955820	0020	9/24/04	\$250,500	1170	400	7	1954	4	9088	N	N	18407 OCCIDENTAL AV S
008	955820	0115	12/30/03	\$212,900	1180	0	7	1954	4	8750	N	N	18428 OCCIDENTAL AV S
008	024600	0044	6/12/03	\$215,000	1190	1160	7	1968	3	10366	N	N	1016 S 194TH ST
008	024600	0042	6/11/04	\$235,000	1190	1160	7	1968	3	8466	N	N	1010 10TH PL S
008	612300	0025	6/29/04	\$199,750	1190	0	7	1954	3	9750	N	N	19527 2ND AV S
008	612360	0115	10/14/04	\$165,000	1190	0	7	1953	3	15236	N	N	336 S 198TH ST
008	121470	0040	2/4/04	\$294,000	1200	960	7	1963	3	8547	N	N	15831 5TH PL S
008	725000	0096	4/16/03	\$162,200	1200	0	7	1950	3	8600	N	N	16063 DES MOINES MEMORIAL DR S
008	795760	0130	10/26/04	\$225,000	1220	0	7	1954	3	10005	N	N	167 S 192ND PL
008	292304	9466	7/19/04	\$242,500	1230	0	7	1950	4	9583	N	N	16833 AMBAUM BL S
008	612240	0005	8/31/04	\$244,900	1240	0	7	1953	3	8668	N	N	19203 3RD AV S
008	524540	0165	6/18/04	\$160,000	1250	0	7	1955	3	10411	N	N	633 S 198TH ST
008	278140	0030	6/23/03	\$217,000	1260	0	7	1947	3	11805	N	N	644 S 189TH ST
008	085380	0005	12/1/03	\$209,000	1270	0	7	1954	4	10458	N	N	16503 5TH AV S
008	085400	0135	11/8/04	\$237,500	1270	0	7	1956	3	7550	N	N	16724 2ND PL S
008	121470	0190	12/2/04	\$299,900	1270	1180	7	1964	3	8424	N	N	15838 5TH PL S
008	507170	0120	6/4/03	\$237,000	1270	1090	7	1960	3	8600	N	N	17836 2ND AV S
008	524560	0010	5/19/04	\$213,050	1270	0	7	1955	3	9087	N	N	811 S 196TH ST
008	612300	0005	10/15/04	\$272,000	1280	0	7	1953	4	9950	N	N	140 S 196TH ST
008	612300	0030	9/29/03	\$189,950	1290	0	7	1958	3	9750	N	N	19521 2ND AV S
008	955820	0100	12/17/04	\$250,000	1290	0	7	1954	4	9000	N	N	18439 2ND AV S

Improved Sales Used in this Annual Update Analysis
Area 50
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	013400	0090	4/11/03	\$190,000	1300	0	7	1961	3	8585	N	N	831 S 177TH PL
008	507400	0200	6/11/03	\$179,500	1300	0	7	1960	3	11040	N	N	202 S 183RD ST
008	085400	0245	3/23/04	\$216,000	1310	0	7	1955	3	8395	N	N	16555 4TH AV S
008	955820	0060	9/18/03	\$199,950	1330	0	7	1954	4	10468	N	N	207 S 184TH ST
008	611220	0070	5/25/04	\$204,000	1340	0	7	1964	3	8266	N	N	19221 8TH AV S
008	052204	9109	3/4/04	\$213,950	1350	0	7	1957	3	9583	N	N	19926 8TH AV S
008	507150	0110	4/9/04	\$205,000	1350	0	7	1966	3	8086	N	N	606 S 188TH ST
008	670600	0010	10/1/03	\$192,500	1350	0	7	1962	3	9119	N	N	414 S 199TH ST
008	725000	0080	6/2/03	\$235,000	1370	0	7	1933	3	11082	N	N	610 S 162ND ST
008	955820	0160	12/1/04	\$214,000	1390	0	7	1954	3	7700	N	N	18627 4TH AV S
008	955820	0265	8/3/04	\$223,950	1390	0	7	1954	3	11282	N	N	211 S 186TH ST
008	085400	0155	8/27/03	\$239,000	1400	0	7	1956	3	7582	N	N	16725 3RD AV S
008	379750	0015	5/1/03	\$223,000	1400	0	7	1958	3	8514	N	N	424 S 182ND ST
008	500720	0025	12/10/03	\$189,500	1410	0	7	1955	3	9450	N	N	632 S 194TH ST
008	795760	0085	4/12/04	\$218,500	1420	0	7	1954	4	9250	N	N	19268 OCCIDENTAL AV S
008	795760	0150	5/1/03	\$169,950	1430	0	7	1953	4	8691	N	N	19226 2ND AV S
008	363900	0015	4/16/03	\$194,000	1450	0	7	1957	3	9975	N	N	419 S 168TH ST
008	363900	0015	10/23/03	\$202,000	1450	0	7	1957	3	9975	N	N	419 S 168TH ST
008	524540	0025	2/12/04	\$231,000	1450	650	7	1955	3	9187	N	N	630 S 198TH ST
008	725000	0120	9/9/03	\$199,000	1450	0	7	1982	3	9120	N	N	16020 7TH CT S
008	363900	0160	5/13/03	\$250,000	1460	1120	7	1958	3	9360	N	N	17003 4TH AV S
008	611220	0030	3/25/04	\$204,950	1470	0	7	1968	3	8400	N	N	705 S 192ND ST
008	612120	0170	7/9/04	\$217,450	1470	0	7	1953	3	8636	N	N	103 S 197TH ST
008	612120	0010	12/17/04	\$225,000	1470	0	7	1952	3	9750	N	N	19313 OCCIDENTAL AV S
008	612300	0055	1/29/04	\$168,000	1470	0	7	1954	3	9443	N	N	19305 2ND AV S
008	524560	0020	12/13/04	\$227,000	1480	0	7	1955	3	9019	N	N	827 S 196TH ST
008	809780	0050	9/1/04	\$217,000	1480	0	7	1961	3	8400	N	N	715 S 197TH ST
008	955820	0040	5/24/04	\$205,000	1480	0	7	1954	3	8400	N	N	18435 OCCIDENTAL AV S
008	201500	0160	9/22/04	\$236,900	1490	0	7	1961	3	8432	N	N	426 S 189TH ST
008	350980	0100	4/22/03	\$209,000	1490	0	7	1965	4	9436	N	N	19024 7TH AV S
008	612120	0120	5/17/04	\$235,950	1490	0	7	1953	4	9750	N	N	19354 OCCIDENTAL AV S

Improved Sales Used in this Annual Update Analysis
Area 50
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	815600	0010	9/15/04	\$192,000	1500	0	7	1967	3	8277	N	N	19237 8TH AV S
008	815600	0010	11/18/04	\$219,000	1500	0	7	1967	3	8277	N	N	19237 8TH AV S
008	322304	9182	8/16/04	\$261,450	1570	450	7	1956	3	9350	N	N	18040 OCCIDENTAL AV S
008	612180	0145	5/28/04	\$218,000	1570	0	7	1954	3	9750	N	N	19610 4TH AV S
008	024600	0040	3/6/03	\$175,050	1600	0	7	1960	3	12633	N	N	1014 S 194TH ST
008	322304	9278	10/27/03	\$247,800	1600	590	7	1978	3	11400	N	N	18018 2ND PL S
008	612240	0070	7/28/03	\$199,950	1640	0	7	1954	4	8400	N	N	19230 3RD AV S
008	955820	0095	5/26/04	\$229,000	1650	0	7	1954	3	8108	N	N	18435 2ND AV S
008	085380	0150	9/7/04	\$222,000	1670	0	7	1955	3	8533	N	N	16522 5TH AV S
008	292304	9110	3/13/03	\$330,000	1670	210	7	1951	4	23958	N	N	17035 AMBAUM BL S
008	121470	0030	9/9/04	\$270,000	1680	1060	7	1964	3	8624	N	N	15839 5TH PL S
008	201500	0210	9/18/03	\$212,000	1680	0	7	1961	3	8882	N	N	429 S 189TH ST
008	278140	0180	11/21/03	\$265,000	1710	0	7	1996	3	8335	N	N	655 S 189TH ST
008	809180	0130	7/17/03	\$255,000	1720	0	7	1998	3	6749	N	N	471 S 190TH ST
008	725000	0146	4/10/03	\$282,000	1730	410	7	1954	3	32000	N	N	16235 DES MOINES MEMORIAL DR S
008	932300	0080	8/22/03	\$267,500	1740	0	7	1999	3	8191	N	N	622 S 193RD PL
008	932300	0180	8/19/03	\$273,000	1740	0	7	1999	3	8841	N	N	617 S 192ND PL
008	932300	0080	8/19/04	\$300,000	1740	0	7	1999	3	8191	N	N	622 S 193RD PL
008	122550	0090	5/13/04	\$219,900	1760	0	7	1964	3	8900	N	N	1015 S 147TH ST
008	202304	9541	6/28/04	\$297,000	1810	0	7	1989	3	8811	N	N	15834 5TH LN S
008	202304	9210	10/23/03	\$232,900	1840	0	7	1977	3	7076	N	N	15803 7TH PL S
008	725000	0090	10/7/04	\$227,600	1930	0	7	1964	3	9479	N	N	16041 DES MOINES MEMORIAL DR S
008	612300	0180	8/24/04	\$220,000	1950	0	7	1953	4	9807	N	N	19544 4TH AV S
008	815600	0020	1/14/03	\$235,500	2150	0	7	1965	4	8800	N	N	19240 7TH PL S
008	052204	9134	10/22/04	\$284,950	2250	300	7	1920	5	18731	N	N	19810 8TH AV S
008	932300	0090	8/3/04	\$316,500	2310	0	7	1999	3	8143	N	N	618 S 193RD PL
008	524540	0075	11/19/04	\$262,000	2510	0	7	1955	4	9114	N	N	19602 6TH AV S
008	202304	9505	8/13/04	\$299,950	2540	0	7	1964	3	8040	N	N	572 S 158TH ST
008	932300	0150	10/30/03	\$289,000	2590	0	7	1999	3	7219	N	N	605 S 192ND PL
008	932300	0360	4/21/04	\$329,000	2590	0	7	1999	3	8608	N	N	19323 6TH AV S
008	292304	9494	2/17/04	\$269,900	2660	0	7	1996	3	6291	N	N	208 S 163RD PL

Improved Sales Used in this Annual Update Analysis
Area 50
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	932300	0060	11/19/03	\$300,000	2680	0	7	1999	3	7215	N	N	615 S 193RD PL
008	020020	0140	7/10/03	\$308,500	1620	500	8	1979	3	8350	N	N	248 S 172ND PL
008	292304	9274	9/10/04	\$389,500	1740	1000	8	1955	3	25650	N	N	16448 AMBAUM BL S
008	259716	0070	1/15/04	\$280,000	1770	0	8	1995	3	6600	N	N	19419 5TH AV S
008	259716	0360	4/21/03	\$268,000	1780	0	8	1995	3	7131	N	N	19518 6TH AV S
008	020020	0020	8/5/03	\$228,000	1800	0	8	1979	3	7350	N	N	209 S 172ND PL
008	292304	9406	12/16/03	\$246,750	1940	320	8	1964	3	8452	N	N	260 S 163RD PL
008	363900	0075	3/26/04	\$230,000	1990	0	8	1957	3	10450	N	N	16840 4TH AV S
008	020020	0050	2/24/04	\$275,000	2150	0	8	1979	3	10500	N	N	219 S 172ND PL
008	259716	0180	3/20/03	\$270,000	2180	0	8	1994	3	7600	N	N	512 S 195TH PL
008	259716	0110	8/12/03	\$320,390	2260	0	8	1994	3	8617	N	N	516 S 194TH CT
009	537980	0935	2/20/03	\$145,000	550	450	4	1948	3	15150	N	N	16211 42ND AV S
009	156560	0170	3/26/03	\$139,975	650	0	5	1946	4	10404	N	N	18506 42ND AV S
009	538100	0082	8/26/04	\$165,500	670	0	5	1947	4	6750	N	N	16823 40TH AV S
009	537980	2070	7/28/03	\$174,500	720	120	5	1936	4	11460	N	N	16445 34TH AV S
009	537980	2680	9/29/03	\$170,000	820	0	5	1954	4	20625	N	N	3432 S 166TH ST
009	537980	6360	5/19/04	\$187,950	830	0	5	1928	5	14377	N	N	3424 S 176TH ST
009	538100	0110	5/24/04	\$150,000	860	0	5	1946	3	10700	N	N	3722 S 170TH ST
009	537980	1120	2/25/04	\$163,500	880	0	5	1953	3	7440	N	N	16105 37TH LN S
009	537980	3925	7/1/03	\$162,000	910	0	5	1943	4	8400	N	N	4026 S 170TH ST
009	537980	1820	8/27/04	\$110,000	960	0	5	1928	2	12432	N	N	3740 S 164TH ST
009	537980	1810	5/12/04	\$185,000	1050	200	5	1929	4	22000	N	N	3748 S 164TH ST
009	537980	2660	7/23/04	\$165,000	1100	0	5	1949	5	15000	N	N	3520 S 166TH ST
009	538100	0240	4/29/03	\$183,700	1480	0	5	1947	3	12325	N	N	3519 S 172ND ST
009	537980	6020	11/29/04	\$185,000	700	0	6	1951	4	17875	N	N	4241 S 173RD ST
009	537980	5115	10/2/03	\$228,000	720	520	6	1951	4	17875	N	N	4410 S 173RD ST
009	443500	0570	3/23/04	\$159,950	740	0	6	1942	4	8410	N	N	16603 34TH AV S
009	443500	0165	12/3/04	\$175,000	740	0	6	1943	3	8700	N	N	16834 35TH AV S
009	443500	0395	8/25/03	\$180,900	740	0	6	1943	3	8700	N	N	16823 35TH AV S
009	443560	0035	7/3/03	\$168,500	760	0	6	1943	4	11749	N	N	17002 33RD AV S
009	443560	0080	11/24/03	\$141,990	770	0	6	1943	3	8700	N	N	17211 33RD AV S

Improved Sales Used in this Annual Update Analysis
Area 50
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	443560	0015	10/27/04	\$155,000	770	0	6	1943	3	8410	N	N	17024 33RD AV S
009	443560	0270	9/23/03	\$163,000	770	0	6	1942	3	8700	N	N	17225 34TH AV S
009	443560	0030	11/26/04	\$175,000	770	0	6	1943	4	8410	N	N	17008 33RD AV S
009	537980	5181	3/31/03	\$154,000	780	0	6	1954	4	7820	N	N	4208 S 173RD ST
009	537980	5211	6/2/04	\$172,800	780	0	6	1951	3	9775	N	N	4020 S 173RD ST
009	537980	4963	10/25/04	\$180,000	780	0	6	1952	2	9300	N	N	4015 S 170TH ST
009	443560	0365	4/29/04	\$169,950	800	0	6	1943	4	8700	N	N	17228 34TH AV S
009	537980	6495	8/24/04	\$173,000	800	0	6	1947	2	11657	N	N	3765 S 175TH ST
009	443560	0210	7/28/03	\$111,550	830	0	6	1943	2	9425	N	N	17350 33RD AV S
009	443560	0210	12/8/04	\$173,500	830	0	6	1943	2	9425	N	N	17350 33RD AV S
009	537980	0820	10/16/03	\$140,000	840	200	6	1949	3	10000	N	N	3725 S 160TH ST
009	024100	0050	2/1/04	\$175,100	850	0	6	1967	3	7900	N	N	4017 S 186TH ST
009	023800	0202	9/3/03	\$160,800	880	0	6	1952	3	13187	N	N	3716 S 188TH LN
009	443500	0555	7/30/03	\$192,750	890	0	6	1942	4	8410	N	N	16614 34TH AV S
009	537980	1530	8/10/04	\$189,000	890	0	6	1935	5	11232	N	N	3250 S 164TH ST
009	443500	0230	2/11/03	\$167,000	900	0	6	1952	3	8700	N	N	17043 37TH AV S
009	538100	0046	4/2/03	\$188,000	900	0	6	1947	3	8250	N	N	16808 37TH AV S
009	443560	0330	7/27/04	\$149,000	910	0	6	1943	3	8700	N	N	17216 33RD AV S
009	100300	0185	5/26/04	\$171,000	980	0	6	1954	3	8626	N	N	3235 S 186TH ST
009	100300	0090	7/8/04	\$190,500	980	0	6	1954	3	8125	N	N	3224 S 187TH ST
009	342304	9189	9/3/03	\$174,000	1020	740	6	1904	5	9900	N	N	4237 S 182ND ST
009	443500	0605	11/14/04	\$208,000	1040	0	6	1942	3	8410	N	N	16645 34TH AV S
009	537980	2550	2/5/03	\$165,000	1050	0	6	1950	5	12225	N	N	3766 S 166TH ST
009	537980	5270	7/7/03	\$207,000	1050	0	6	1951	3	20625	N	N	4209 S 172ND ST
009	537980	3780	10/8/03	\$209,950	1050	0	6	1937	4	9600	N	N	4014 S 168TH ST
009	538100	0131	9/14/04	\$206,000	1050	0	6	1942	5	11040	N	N	3715 S 170TH ST
009	100300	0070	5/5/04	\$184,950	1060	0	6	1954	3	7365	N	N	18703 36TH AV S
009	714740	0080	7/17/03	\$167,000	1060	0	6	1955	3	8250	N	N	3856 S 177TH ST
009	714740	0025	8/15/03	\$169,000	1060	0	6	1955	3	9715	N	N	17709 38TH AV S
009	714740	0110	2/20/04	\$181,000	1060	0	6	1956	4	8714	N	N	3802 S 177TH ST
009	714740	0085	8/19/04	\$185,000	1060	0	6	1955	3	8580	N	N	3848 S 177TH ST

Improved Sales Used in this Annual Update Analysis
Area 50
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	161440	0030	11/24/04	\$188,500	1080	0	6	1953	3	9088	N	N	3028 S 200TH ST
009	443500	0445	6/18/03	\$184,950	1080	0	6	1954	3	8700	N	N	16828 34TH AV S
009	443560	0280	9/29/03	\$165,000	1080	0	6	1943	4	8700	N	N	17235 34TH AV S
009	443500	0595	11/28/03	\$175,000	1110	0	6	1942	3	8410	N	N	16633 34TH AV S
009	100340	0090	12/15/03	\$225,000	1120	880	6	1955	4	7969	N	N	18521 38TH AV S
009	537980	5064	8/4/04	\$205,000	1120	0	6	1980	3	10018	N	N	17221 MILITARY RD S
009	100340	0250	7/21/03	\$195,000	1130	0	6	1954	3	10650	N	N	18504 38TH AV S
009	714740	0060	5/13/03	\$175,600	1130	0	6	1955	4	8250	N	N	3849 S 176TH ST
009	714740	0075	6/17/04	\$190,000	1140	0	6	1955	3	8264	N	N	3864 S 177TH ST
009	443500	0035	12/13/04	\$189,000	1160	0	6	1947	4	8410	N	N	16637 37TH AV S
009	443560	0075	9/12/03	\$161,500	1160	0	6	1943	2	9425	N	N	17205 33RD AV S
009	177620	0090	8/18/03	\$174,950	1170	0	6	1954	4	8320	N	N	18805 46TH AV S
009	177620	0100	8/17/03	\$175,000	1170	0	6	1954	4	9442	N	N	18803 46TH AV S
009	443560	0020	2/10/04	\$151,000	1180	0	6	1943	3	8410	N	N	17018 33RD AV S
009	443560	0020	9/3/04	\$200,000	1180	0	6	1943	3	8410	N	N	17018 33RD AV S
009	100340	0015	3/3/04	\$179,950	1210	0	6	1955	3	8528	N	N	3214 S 186TH ST
009	100300	0020	11/29/04	\$201,000	1220	0	6	1954	4	7150	N	N	3223 S 187TH ST
009	537980	0802	3/3/03	\$175,000	1220	0	6	1933	4	8415	N	N	3739 S 160TH ST
009	537980	4980	3/25/04	\$189,950	1220	0	6	1976	3	8997	N	N	4031 S 170TH ST
009	443500	0655	7/28/03	\$227,500	1230	0	6	1942	3	8700	N	N	16847 34TH AV S
009	100340	0055	9/24/04	\$206,647	1240	0	6	1955	3	10803	N	N	3414 S 186TH ST
009	537980	1990	8/27/03	\$214,900	1250	0	6	1941	4	14125	N	N	3219 S 164TH ST
009	443500	0585	9/28/04	\$197,000	1260	0	6	1942	4	8410	N	N	16621 34TH AV S
009	538100	0349	11/6/03	\$215,950	1280	0	6	1988	4	8775	N	N	16637 40TH AV S
009	100340	0210	8/8/03	\$225,000	1290	900	6	1954	4	8823	N	N	3623 S 186TH ST
009	024000	0041	10/25/04	\$250,000	1340	380	6	1978	4	11000	Y	N	19712 41ST AV S
009	443500	0455	2/5/03	\$190,000	1340	0	6	1942	3	8700	N	N	16816 34TH AV S
009	443500	0145	4/8/04	\$189,500	1340	0	6	1958	2	8700	N	N	16851 37TH AV S
009	443500	0540	4/13/04	\$150,000	1400	0	6	1942	4	8410	N	N	16632 34TH AV S
009	443500	0255	3/5/04	\$213,925	1400	0	6	1942	4	8700	N	N	17034 35TH AV S
009	443500	0540	8/26/04	\$207,000	1400	0	6	1942	4	8410	N	N	16632 34TH AV S

Improved Sales Used in this Annual Update Analysis
Area 50
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	537980	1330	8/23/04	\$210,000	1460	0	6	1935	4	12180	N	N	3230 S 161ST ST
009	443500	0250	5/9/03	\$210,000	1470	0	6	1942	2	8700	N	N	17040 35TH AV S
009	538100	0260	1/14/03	\$235,000	1500	0	6	1989	3	9932	N	N	17216 37TH LN S
009	443500	0575	5/16/03	\$188,000	1510	0	6	1942	4	8410	N	N	16609 34TH AV S
009	342304	9223	4/23/04	\$249,000	1540	160	6	1930	4	13699	N	N	4218 S 182ND ST
009	537980	1670	10/13/03	\$231,550	1540	0	6	1950	5	10800	N	N	3459 S 162ND ST
009	537980	6270	6/20/03	\$203,500	1560	0	6	1955	4	11678	N	N	4035 S 175TH ST
009	537980	1400	10/8/04	\$197,000	1590	0	6	1946	4	9816	N	N	3237 S 161ST ST
009	537980	5290	4/21/03	\$230,000	1620	420	6	1952	5	10500	N	N	4235 S 172ND ST
009	342304	9287	5/14/03	\$227,500	1680	0	6	1982	3	9042	N	N	4247 S 184TH PL
009	538100	0085	6/10/03	\$229,000	1700	0	6	1961	4	11520	N	N	16839 40TH AV S
009	100340	0060	2/27/03	\$199,500	1840	0	6	1955	3	7339	N	N	3420 S 186TH ST
009	538100	0255	1/10/04	\$193,000	1840	0	6	1955	4	11328	N	N	3717 S 172ND ST
009	023900	0060	2/18/04	\$370,000	2190	800	6	1952	4	37229	Y	Y	4511 S 193RD PL
009	537980	6295	4/23/03	\$225,000	2270	0	6	1947	5	12000	N	N	4019 S 175TH ST
009	537980	5311	10/30/03	\$255,000	2530	0	6	1991	3	9000	N	N	4243 S 172ND ST
009	537980	5225	5/16/03	\$160,000	800	0	7	1956	3	9600	N	N	4004 S 173RD ST
009	042204	9260	5/17/03	\$198,000	900	430	7	1971	3	7720	N	N	19807 32ND AV S
009	714860	0030	8/19/04	\$195,000	960	0	7	1961	3	8547	N	N	4036 S 184TH PL
009	100340	0145	8/1/03	\$206,000	990	0	7	1955	3	8000	N	N	18412 38TH AV S
009	537980	5845	8/5/03	\$218,500	990	560	7	1952	4	9500	N	N	4244 S 175TH ST
009	537980	6610	12/8/04	\$257,500	990	0	7	1956	4	8861	N	N	3352 S 176TH ST
009	023640	0330	1/15/04	\$180,000	1000	0	7	1959	3	7344	N	N	18810 33RD AV S
009	023660	0180	7/22/03	\$235,000	1010	490	7	1962	3	7245	N	N	3440 S 192ND ST
009	184020	0015	4/28/03	\$230,500	1010	650	7	1958	3	8848	Y	N	17916 MILITARY RD S
009	433600	0050	6/21/04	\$180,000	1010	0	7	1949	3	15701	N	N	3209 S 169TH ST
009	714820	0025	10/14/04	\$197,000	1010	0	7	1957	3	8700	N	N	18111 46TH AV S
009	537980	4967	12/7/04	\$180,000	1020	0	7	1954	3	9600	N	N	17016 40TH AV S
009	023900	0511	8/23/04	\$185,000	1030	0	7	1960	4	9750	N	N	19230 46TH AV S
009	537980	6505	3/22/04	\$188,000	1030	0	7	1954	3	11669	N	N	3771 S 175TH ST
009	023800	0284	12/4/03	\$192,500	1040	0	7	1956	3	7550	N	N	3704 S 192ND ST

Improved Sales Used in this Annual Update Analysis
Area 50
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	023800	0010	11/15/04	\$199,950	1040	0	7	1967	3	11662	N	N	4533 S 190TH LN
009	207680	0050	7/6/04	\$206,000	1040	220	7	1959	3	8632	N	N	18935 47TH AV S
009	443500	0005	5/11/04	\$162,500	1040	0	7	1947	4	8410	N	N	16605 37TH AV S
009	538100	0385	2/26/03	\$177,000	1040	0	7	1965	4	9100	N	N	3459 S 173RD ST
009	537980	1980	12/18/03	\$175,000	1050	0	7	1958	3	8448	N	N	16424 32ND AV S
009	807680	0090	4/28/04	\$170,000	1050	0	7	1955	3	8710	N	N	16915 31ST PL S
009	184040	0070	4/18/03	\$229,000	1060	340	7	1960	3	11368	Y	N	4359 S 177TH ST
009	432710	0020	9/28/04	\$196,000	1060	0	7	1957	3	8978	N	N	18017 47TH AV S
009	538100	0440	8/4/04	\$205,400	1060	0	7	1964	4	8400	N	N	3756 S 175TH ST
009	184040	0090	5/15/03	\$201,500	1070	0	7	1961	3	11914	N	N	4345 S 177TH ST
009	433600	0020	3/24/04	\$206,450	1070	220	7	1959	3	17100	N	N	16626 32ND AV S
009	784420	0160	2/25/04	\$235,100	1070	540	7	1954	3	9375	N	N	19218 34TH AV S
009	537980	2320	6/24/03	\$221,450	1080	520	7	1962	4	18975	N	N	3727 S 164TH ST
009	537980	3762	6/9/03	\$234,500	1080	500	7	1964	3	9100	N	N	4028 S 168TH ST
009	537980	5810	9/19/03	\$238,850	1090	1090	7	1952	3	15660	N	N	4412 S 175TH ST
009	714830	0090	8/11/04	\$189,900	1090	0	7	1979	3	9725	N	N	4011 S 181ST ST
009	100340	0135	11/17/03	\$185,000	1100	0	7	1955	3	7914	N	N	18428 38TH AV S
009	538100	0241	3/10/04	\$195,450	1100	0	7	1963	4	15175	N	N	3521 S 172ND ST
009	156560	0060	5/25/04	\$219,950	1110	540	7	1964	3	10125	N	N	4238 S 185TH ST
009	342304	9176	7/14/03	\$185,850	1120	0	7	1957	4	7405	N	N	19064 32ND AV S
009	432500	0050	12/3/04	\$200,000	1120	0	7	1959	3	8800	N	N	18104 45TH AV S
009	807680	0135	6/17/04	\$198,000	1120	0	7	1961	3	9800	N	N	16858 31ST PL S
009	537980	1711	11/8/04	\$225,000	1130	460	7	1966	3	13932	N	N	3727 S 162ND ST
009	537980	6104	1/13/04	\$234,000	1130	530	7	1986	3	11536	N	N	4616 S 176TH ST
009	537980	0706	10/12/04	\$247,999	1130	790	7	1950	4	14000	N	N	4039 S 160TH ST
009	714760	0005	9/12/03	\$187,500	1130	0	7	1956	3	9983	N	N	17606 42ND AV S
009	537980	6470	6/14/04	\$211,000	1140	0	7	1966	3	9907	N	N	3836 S 176TH ST
009	570200	0020	6/15/04	\$249,000	1140	700	7	1964	4	9629	Y	N	17702 46TH AV S
009	714860	0090	12/22/04	\$215,000	1140	0	7	1966	3	9222	N	N	4001 S 184TH PL
009	023660	0150	7/2/04	\$260,000	1150	350	7	1962	4	8928	N	N	3441 S 191ST ST
009	023800	0075	11/4/04	\$253,000	1150	0	7	1999	3	10614	Y	N	4412 S 189TH ST

Improved Sales Used in this Annual Update Analysis
Area 50
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	342304	9214	6/20/03	\$200,000	1150	850	7	1958	3	9583	N	N	3840 S 177TH ST
009	537980	6420	9/22/04	\$209,000	1150	690	7	1966	3	9784	N	N	3800 S 176TH ST
009	537980	6430	8/12/04	\$235,000	1150	690	7	1966	4	9795	N	N	3804 S 176TH ST
009	537980	5811	7/26/03	\$239,950	1150	540	7	1953	4	11840	N	N	4414 S 175TH ST
009	537980	1620	4/16/04	\$192,500	1150	0	7	1961	3	8750	N	N	3421 S 162ND ST
009	024000	0154	10/15/03	\$242,000	1160	500	7	1986	3	7200	Y	N	19741 38TH PL S
009	272304	9090	8/26/04	\$213,000	1160	0	7	1957	4	10199	N	N	3209 S 172ND ST
009	537980	5884	4/15/04	\$211,000	1190	0	7	1996	3	7528	N	N	17404 42ND LN S
009	714800	0060	12/17/03	\$187,000	1190	0	7	1956	3	9533	N	N	4221 S 178TH ST
009	714800	0150	10/10/03	\$200,000	1190	0	7	1956	3	11173	Y	N	4331 S 178TH ST
009	433600	0091	6/18/03	\$220,000	1200	300	7	1978	3	9583	N	N	16806 33RD AV S
009	537980	2080	3/14/03	\$184,950	1200	0	7	1960	4	7245	N	N	3306 S 166TH ST
009	537980	1830	9/2/04	\$185,000	1200	0	7	1951	3	10992	N	N	3734 S 164TH ST
009	537980	2671	8/13/03	\$204,950	1200	0	7	1962	4	9375	N	N	3438 S 166TH ST
009	714830	0200	8/1/03	\$214,950	1200	0	7	1960	3	10714	N	N	4024 S 181ST ST
009	884930	0130	8/23/04	\$276,000	1200	400	7	1984	3	10585	Y	N	18104 50TH AV S
009	537980	3830	6/4/03	\$199,200	1210	0	7	1950	4	22202	N	N	16803 MILITARY RD S
009	714800	0175	5/27/03	\$176,000	1210	0	7	1956	4	9505	N	N	4369 S 178TH ST
009	207640	0040	2/3/04	\$238,000	1220	600	7	1959	4	9600	Y	N	18936 46TH AV S
009	714760	0305	8/25/03	\$192,000	1220	0	7	1957	3	10478	N	N	17836 42ND AV S
009	023800	0239	9/17/03	\$238,000	1240	400	7	1966	3	8703	N	N	18910 37TH AV S
009	884930	0070	10/14/04	\$296,000	1240	760	7	1982	3	7941	Y	N	18028 51ST AV S
009	537980	6160	8/20/04	\$207,000	1250	0	7	1955	3	11600	N	N	4417 S 175TH ST
009	023900	0525	9/24/04	\$228,000	1260	0	7	1951	4	14902	Y	N	19275 MILITARY RD S
009	537980	5035	9/22/03	\$254,950	1260	830	7	2003	3	10211	N	N	4265 S 172ND ST
009	815860	0016	4/30/03	\$185,000	1260	0	7	1965	3	8468	N	N	19069 32ND AV S
009	023900	0553	6/26/03	\$185,000	1270	0	7	1958	3	8519	N	N	4625 S 192ND ST
009	023660	0050	10/27/04	\$245,000	1280	410	7	1963	3	7287	N	N	18957 34TH PL S
009	184000	0090	1/23/04	\$243,000	1290	700	7	1958	3	9903	N	N	17925 48TH AV S
009	784420	0510	12/26/03	\$283,000	1290	1170	7	1962	4	9822	Y	N	3738 S 194TH ST
009	537980	5183	9/13/04	\$225,000	1300	0	7	1963	4	8400	N	N	4048 S 173RD ST

Improved Sales Used in this Annual Update Analysis
Area 50
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	024000	0425	7/9/04	\$317,000	1310	960	7	1949	3	24980	N	N	3545 S 198TH ST
009	714760	0280	5/13/03	\$201,000	1310	0	7	1957	3	7739	N	N	17728 41ST AV S
009	784420	0445	1/6/03	\$195,700	1310	0	7	1959	4	8125	N	N	19222 35TH AV S
009	024000	0270	5/6/04	\$300,000	1320	1280	7	1963	4	9339	N	N	19732 34TH AV S
009	537980	2230	10/26/04	\$260,000	1320	580	7	1969	3	8700	N	N	3435 S 164TH ST
009	023800	0023	9/23/03	\$185,000	1330	0	7	1967	3	7349	N	N	19039 46TH AV S
009	537980	1998	6/24/04	\$235,000	1340	0	7	1966	3	8744	N	N	3221 S 164TH ST
009	023900	0510	7/8/04	\$285,000	1350	220	7	1962	4	13798	Y	N	19279 MILITARY RD S
009	342304	9288	7/18/03	\$269,000	1350	500	7	1965	3	9451	N	N	4411 S 176TH ST
009	023800	0251	10/13/03	\$239,000	1360	1200	7	1966	3	8349	N	N	18924 37TH AV S
009	023900	0390	7/3/03	\$189,950	1360	0	7	1963	3	15600	Y	N	19432 MILITARY RD
009	023640	0200	10/22/03	\$216,800	1370	930	7	1960	3	7344	N	N	3326 S 192ND ST
009	342304	9251	5/21/03	\$250,000	1370	500	7	1960	4	8672	N	N	5045 S 178TH ST
009	432720	0015	8/3/04	\$202,700	1390	0	7	1957	3	8400	N	N	18219 44TH AV S
009	784420	0105	2/19/04	\$306,000	1390	1160	7	1963	4	9624	N	N	3316 S 194TH ST
009	023640	0320	10/20/03	\$183,500	1400	0	7	1959	3	7242	N	N	18818 33RD AV S
009	784420	0150	12/26/03	\$216,000	1400	0	7	1955	3	9375	N	N	19204 34TH AV S
009	342304	9171	10/6/03	\$186,000	1410	0	7	1955	3	12750	N	N	4449 S 176TH ST
009	784420	0080	9/10/03	\$187,000	1410	0	7	1965	3	8750	N	N	19238 33RD AV S
009	537980	5730	5/1/03	\$284,000	1420	840	7	1978	4	24741	Y	N	17321 MILITARY RD S
009	432640	0050	10/20/04	\$190,000	1430	0	7	1955	2	8432	N	N	4816 S 182ND ST
009	714760	0020	7/14/03	\$188,500	1430	0	7	1956	3	9292	N	N	17630 42ND AV S
009	807680	0060	6/22/04	\$212,000	1430	0	7	1958	4	8710	N	N	16868 31ST AV S
009	432710	0040	5/11/04	\$206,250	1440	0	7	1957	4	8875	N	N	18024 47TH AV S
009	023800	0177	8/27/04	\$328,000	1450	620	7	1968	3	10086	Y	N	3749 S 188TH ST
009	156560	0030	6/19/03	\$206,000	1450	0	7	1963	3	10260	N	N	4220 S 185TH ST
009	184020	0075	6/5/03	\$245,000	1460	600	7	1959	3	9024	Y	N	17906 50TH AV S
009	537980	2725	1/14/03	\$215,000	1460	0	7	1957	4	10200	N	N	16426 34TH AV S
009	538040	0017	8/5/04	\$235,500	1460	0	7	1959	4	8700	N	N	16844 33RD AV S
009	714760	0010	12/12/03	\$195,000	1460	0	7	1959	3	8842	N	N	17612 42ND AV S
009	537980	2300	4/6/04	\$212,000	1480	0	7	1953	3	20075	N	N	3711 S 164TH ST

Improved Sales Used in this Annual Update Analysis
Area 50
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	024000	0300	9/24/04	\$400,000	1490	570	7	1969	3	24441	Y	Y	3232 S 198TH ST
009	537980	5145	6/26/04	\$229,950	1500	0	7	1951	3	17875	N	N	4238 S 173RD ST
009	885810	0010	10/24/03	\$150,400	1510	0	7	1967	3	8277	N	N	16031 40TH PLS
009	885810	0010	12/22/03	\$207,500	1510	0	7	1967	3	8277	N	N	16031 40TH PLS
009	024000	0356	9/21/04	\$219,950	1520	0	7	1962	3	7350	N	N	19830 32ND AV S
009	184030	0270	8/25/04	\$216,500	1520	0	7	1960	3	8625	Y	N	17940 51ST AV S
009	714800	0195	7/7/04	\$226,000	1520	0	7	1956	3	11548	N	N	4362 S 179TH ST
009	537980	6432	9/28/04	\$239,000	1530	0	7	1965	4	9234	N	N	3723 S 175TH ST
009	714760	0105	4/21/03	\$206,000	1540	0	7	1957	3	9718	N	N	3826 S 178TH ST
009	537980	3773	10/26/04	\$185,000	1550	0	7	1965	3	8400	N	N	4024 S 168TH ST
009	537980	1180	10/30/03	\$239,000	1560	140	7	1954	3	11400	N	N	3404 S 162ND ST
009	884930	0270	9/28/04	\$258,000	1560	0	7	1983	4	8404	Y	N	4921 S 181ST PL
009	342304	9153	8/19/04	\$274,900	1580	0	7	1936	3	18581	N	N	18260 42ND AV S
009	714850	0095	6/17/04	\$245,000	1630	0	7	1958	4	9045	N	N	18220 44TH AV S
009	024000	0196	8/27/04	\$199,975	1650	0	7	1959	3	6975	N	N	3542 S 198TH ST
009	432500	0135	9/27/04	\$245,000	1670	0	7	1958	3	10932	N	N	18129 44TH AV S
009	538100	0402	4/30/04	\$204,000	1680	0	7	1963	3	9167	N	N	17316 37TH PLS
009	807680	0165	9/23/04	\$201,000	1700	0	7	1959	3	8600	N	N	3104 S 168TH PL
009	714800	0315	3/15/04	\$224,500	1720	0	7	1956	3	10137	N	N	17820 46TH AV S
009	537980	4813	4/29/03	\$217,500	1740	760	7	1966	3	9316	N	N	17019 MILITARY RD S
009	537980	4813	4/29/04	\$245,000	1740	760	7	1966	3	9316	N	N	17019 MILITARY RD S
009	714800	0270	8/2/04	\$270,000	1800	0	7	1956	4	8990	N	N	4351 S 179TH ST
009	537980	1821	8/27/04	\$250,000	1810	0	7	1979	3	9600	Y	N	3738 S 164TH ST
009	537980	1821	11/3/04	\$293,200	1810	0	7	1979	3	9600	Y	N	3738 S 164TH ST
009	342304	9164	3/26/04	\$230,000	1830	0	7	1955	4	11325	N	N	3214 S 192ND ST
009	537980	5230	7/12/04	\$237,500	1900	320	7	1965	3	11200	N	N	4003 S 172ND ST
009	100360	0115	9/1/04	\$253,950	1950	0	7	1956	5	14371	Y	N	18309 38TH AV S
009	272304	9091	4/29/04	\$230,000	1990	0	7	1958	4	10185	N	N	17216 32ND AV S
009	432720	0060	7/19/03	\$233,000	2000	0	7	1957	4	9315	N	N	4260 S 184TH ST
009	537980	4973	2/20/03	\$262,000	2070	0	7	1998	3	9473	N	N	17011 40TH LNS
009	538100	0295	6/9/03	\$199,950	2100	0	7	1958	4	9903	N	N	17237 40TH AV S

Improved Sales Used in this Annual Update Analysis
Area 50
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	537980	3935	3/13/03	\$282,000	2210	0	7	2002	3	11100	N	N	4022 S 170TH ST
009	184030	0190	11/2/04	\$290,500	2240	0	7	1961	4	8352	Y	N	17812 51ST AV S
009	538100	0320	5/23/03	\$252,000	2350	0	7	1965	4	16700	N	N	3610 S 173RD ST
009	024000	0415	9/3/03	\$212,500	2400	0	7	1953	3	16309	N	N	3540 S 200TH ST
009	023800	0115	6/17/03	\$499,500	2460	750	7	1974	3	38630	Y	Y	4331 S 188TH ST
009	538100	0297	3/27/03	\$240,000	2700	450	7	1918	4	10274	N	N	3912 S 173RD ST
009	537980	5890	5/28/03	\$275,000	3340	0	7	1955	4	12084	N	N	4044 S 175TH ST
009	023900	0512	9/5/03	\$265,000	1120	740	8	1955	3	14632	Y	N	19291 MILITARY RD S
009	784420	0245	8/24/04	\$390,000	1190	1080	8	1955	3	10588	Y	Y	19238 39TH AV S
009	023900	0554	2/25/04	\$220,000	1210	390	8	1958	3	8272	Y	N	4633 S 192ND ST
009	024000	0240	5/9/03	\$392,000	1340	850	8	1958	3	20200	Y	Y	3514 S 198TH ST
009	023800	0150	9/23/03	\$435,000	1430	700	8	1976	3	32084	Y	Y	4059 S 188TH ST
009	784420	0515	7/23/04	\$305,000	1430	810	8	1954	4	9585	N	N	3742 S 194TH ST
009	537980	5775	7/15/04	\$385,000	1450	1220	8	1956	4	13015	N	N	4458 S 175TH ST
009	024000	0235	8/24/04	\$524,000	1500	1300	8	1965	3	20600	Y	Y	3518 S 198TH ST
009	342304	9135	5/11/04	\$205,000	1540	0	8	1966	3	11900	N	N	19025 37TH AV S
009	784420	0295	12/10/04	\$532,500	1570	780	8	1956	4	10346	Y	Y	3743 S 194TH ST
009	538100	0257	12/18/03	\$294,950	1660	1080	8	2003	3	7717	N	N	17223 37TH LN S
009	538100	0256	11/5/03	\$299,950	1660	1080	8	2003	3	8441	N	N	17217 37TH LN S
009	537980	2232	7/2/04	\$295,000	1670	0	8	1926	4	15716	N	N	3439 S 164TH ST
009	784420	0520	12/23/04	\$306,000	1680	1120	8	1963	4	10260	N	N	3752 S 194TH ST
009	184020	0060	5/16/03	\$230,000	1740	1020	8	1963	3	9000	Y	N	17915 50TH AV S
009	177620	0070	5/9/03	\$276,495	1780	0	8	2002	3	7694	Y	N	4446 S 188TH PL
009	185350	0240	9/30/04	\$359,555	1890	980	8	1998	3	5420	Y	N	4836 S 177TH CT
009	885805	0130	3/3/03	\$275,500	1940	0	8	1994	3	7653	N	N	17816 50TH PL S
009	177620	0060	5/12/03	\$287,950	2030	0	8	2002	3	7685	Y	N	4442 S 188TH PL
009	024000	0098	3/19/03	\$262,500	2050	0	8	2002	3	7200	N	N	19790 40TH AV S
009	024000	0096	8/12/03	\$289,950	2050	0	8	2003	3	7200	N	N	19772 40TH AV S
009	784420	0550	8/10/04	\$324,500	2110	0	8	1958	4	8125	N	N	19211 39TH AV S
009	024000	0097	4/3/03	\$278,000	2130	0	8	2003	3	7200	N	N	19782 40TH AV S
009	024000	0082	5/23/03	\$306,000	2130	0	8	2003	3	7200	N	N	19764 40TH AV S

Improved Sales Used in this Annual Update Analysis
Area 50
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	185350	0300	7/28/04	\$319,555	2160	0	8	1997	3	7699	N	N	4873 S 177TH CT
009	885805	0120	4/14/04	\$309,500	2160	0	8	1995	3	8380	Y	N	17810 50TH PL S
009	537980	5023	9/18/03	\$294,000	2170	0	8	2003	3	7200	N	N	17023 42ND LN S
009	537980	3725	11/3/03	\$304,950	2250	0	8	2003	3	7563	N	N	16631 MILITARY RD S
009	185350	0050	8/8/03	\$300,000	2280	0	8	1994	3	7082	N	N	17750 50TH CT S
009	023900	0028	7/6/04	\$339,950	2310	0	8	2004	3	7202	N	N	4585 S 192ND LN
009	023900	0029	7/13/04	\$343,450	2310	0	8	2004	3	7202	N	N	4575 S 192ND LN
009	024000	0081	11/24/03	\$322,000	2320	0	8	2003	3	7200	Y	N	19752 40TH AV S
009	768400	0020	9/23/03	\$385,000	2330	230	8	1990	3	10200	Y	N	5017 S 182ND ST
009	537980	1178	11/17/03	\$285,000	2380	0	8	2003	3	7200	N	N	16110 34TH AV S
009	537980	4884	10/20/03	\$313,000	2460	0	8	2003	3	7200	N	N	17031 42ND LN S
009	537980	4886	2/11/04	\$302,000	2510	0	8	2003	3	7751	N	N	17041 42ND LN S
009	538100	0422	12/17/03	\$319,000	2570	0	8	2001	3	7487	N	N	17322 39TH LN S
009	537980	5021	9/30/03	\$320,000	2580	0	8	2003	3	7200	N	N	17015 42ND LN S
009	537980	1179	12/8/03	\$354,000	3080	0	8	2003	3	7200	N	N	16116 34TH AV S
009	537980	6490	12/17/04	\$350,000	3090	0	8	2003	3	11657	N	N	3848 S 176TH ST
009	784420	0385	11/16/04	\$565,000	2000	0	9	1967	3	9783	Y	Y	3333 S 194TH ST
009	023900	0027	10/11/04	\$439,950	2860	0	9	2004	3	7202	N	N	4593 S 192ND LN
009	024000	0060	2/11/03	\$418,000	3370	0	9	1987	3	13350	Y	N	19729 40TH PL S
009	023800	0198	9/10/03	\$440,000	3110	0	10	2003	3	12825	N	N	3739 S 188TH LN
009	024000	0135	10/14/03	\$650,000	3390	1010	10	1936	2	43560	Y	Y	19704 38TH PL S

Improved Sales Removed from this Annual Update Analysis
Area 50
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	082204	9067	10/10/03	\$100,000	%NetCond Prevlmp<=10K
002	175300	0050	1/8/03	\$245,000	GOVERNMENT AGENCY
002	175300	0050	8/28/03	\$205,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	200800	0490	7/20/04	\$230,000	GOVERNMENT AGENCY
002	200820	0030	8/19/04	\$187,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	200900	0970	1/8/03	\$86,090	RELATED PARTY, FRIEND, OR NEIGHBOR;
002	294600	2458	7/23/03	\$182,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	294600	2914	6/4/04	\$67,000	DORRatio
002	294600	3505	9/12/03	\$33,504	QUIT CLAIM DEED; REL. PARTY, FRIEND, OR NEIGH
002	294600	4136	6/28/04	\$215,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	294600	4276	4/19/04	\$78,775	QUIT CLAIM DEED; REL. PARTY, FRIEND, OR NEIGH
002	367340	0160	5/18/04	\$210,000	RELOCATION - SALE BY SERVICE
002	367340	0160	5/7/04	\$210,000	RELOCATION - SALE TO SERVICE
002	501820	0160	6/18/03	\$188,976	EXEMPT FROM EXCISE TAX
002	508300	0045	4/2/03	\$74,000	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
002	508300	0255	10/13/04	\$2,000	GOVERNMENT AGENCY DORRatio
002	612360	0175	11/17/03	\$71,100	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
002	768620	2255	3/4/04	\$175,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	768620	2980	3/6/03	\$205,000	GOVERNMENT AGENCY
002	768620	3420	3/10/03	\$152,600	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	768620	4120	1/6/03	\$45,000	STATEMENT TO DOR DORRatio
002	768620	4460	4/1/04	\$44,002	QUIT CLAIM DEED; REL. PARTY, FRIEND, OR NEIGH
002	768620	4475	2/24/04	\$72,988	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
002	768620	5130	8/11/03	\$182,000	GOVERNMENT AGENCY
002	768620	5130	12/30/03	\$165,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	768620	5295	6/16/04	\$174,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	768620	5375	11/29/04	\$318,900	DORRatio
002	768620	5470	4/5/04	\$156,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	768620	5470	11/21/03	\$133,855	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT
002	768620	5795	1/22/03	\$50,000	%Compl DORRatio
002	789320	0550	7/15/04	\$190,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX;
002	789320	0922	8/15/03	\$132,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	789320	1815	6/2/04	\$188,000	PERSONAL PROPERTY INCLUDED; RELATED PARTY,
002	789320	3975	5/19/03	\$80,000	PARTIAL INTEREST (103, 102, Etc.); RELATED PARTY,
002	789320	5910	4/19/04	\$89,060	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
002	789320	7755	9/15/03	\$142,500	QUIT CLAIM DEED; REL. PARTY, FRIEND, OR NEIGH
002	789320	8015	4/26/03	\$100,000	QUIT CLAIM DEED; REL. PARTY, FRIEND, OR NEIGH
002	789380	2130	6/1/03	\$120,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	789380	2766	3/24/04	\$100,000	STATEMENT TO DOR DORRatio
002	789380	2896	6/2/03	\$295,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	789380	4135	12/19/03	\$375,000	Obsol
002	789380	5790	9/14/03	\$150,000	NON-REPRESENTATIVE SALE
002	789380	8010	10/10/03	\$218,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	013400	0055	4/1/03	\$125,000	NON-REPRESENTATIVE SALE
008	024600	0035	8/6/04	\$135,500	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);

Improved Sales Removed from this Annual Update Analysis
Area 50
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	052204	9119	6/22/03	\$237,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	085380	0150	10/22/03	\$57,224	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX;
008	085400	0085	1/28/03	\$229,900	RELOCATION - SALE BY SERVICE
008	085400	0085	1/28/03	\$229,900	RELOCATION - SALE TO SERVICE
008	085400	0110	4/27/04	\$225,100	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	085400	0175	5/26/04	\$200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	202304	9211	12/7/04	\$370,000	DIAGNOSTIC OUTLIER
008	202304	9267	8/8/03	\$86,830	QUIT CLAIM DEED; REL. PARTY, FRIEND, OR NEIGH
008	254650	0090	8/30/04	\$107,337	QUIT CLAIM DEED
008	292304	9104	1/2/03	\$520,000	NON-REPRESENTATIVE SALE
008	292304	9455	12/18/03	\$85,947	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; AND
008	322304	9131	3/1/04	\$48,500	QUIT CLAIM DEED; REL. PARTY, FRIEND, OR NEIGH
008	350980	0150	6/12/04	\$83,589	DORRatio
008	363900	0140	11/16/04	\$233,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	391740	0100	4/13/04	\$123,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	391740	0135	7/29/03	\$130,000	UnFinArea
008	443800	0240	7/14/04	\$152,865	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
008	443880	0075	2/11/04	\$170,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	507150	0030	1/30/04	\$135,000	PARTIAL INTEREST (103, 102, Etc.); RELATED PARTY,
008	507150	0040	11/23/04	\$172,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM
008	520620	0020	3/18/03	\$88,682	QUIT CLAIM DEED; REL. PARTY, FRIEND, OR NEIGH
008	524540	0115	4/14/04	\$153,456	QUIT CLAIM DEED; STATEMENT TO DOR
008	524540	0135	1/9/03	\$165,000	CONTRACT OR CASH SALE
008	524540	0145	2/21/03	\$78,968	PARTIAL INTEREST (103, 102, Etc.) DORRatio
008	524560	0005	8/21/03	\$119,990	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
008	612180	0030	5/29/03	\$173,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	612240	0025	12/3/04	\$245,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	612360	0070	10/19/04	\$118,000	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
008	612360	0290	6/26/03	\$183,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	778990	0050	3/26/03	\$197,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	795760	0070	5/5/03	\$168,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	809780	0070	4/27/04	\$196,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	955820	0030	4/6/04	\$143,320	QUIT CLAIM DEED; REL. PARTY, FRIEND, OR NEIGH
008	955880	0120	8/14/03	\$157,800	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	955880	0135	3/16/04	\$204,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	023800	0021	1/31/03	\$105,000	DIAGNOSTIC OUTLIER
009	023800	0195	10/11/04	\$479,500	ImpCount
009	023800	0240	10/24/03	\$30,500	RELATED PARTY, FRIEND, OR NEIGHBOR Obsol UnFin
009	023900	0200	7/19/04	\$390,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	023900	0220	6/21/04	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	024000	0006	12/20/04	\$480,000	%Compl ActivePermitBeforeSale>25K
009	024000	0185	11/10/03	\$525,000	ImpCount
009	024000	0267	4/13/04	\$519,000	ImpCount
009	024000	0410	1/27/04	\$145,000	FORCED SALE
009	100120	0040	2/25/04	\$107,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; AND

Improved Sales Removed from this Annual Update Analysis
Area 50
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
009	100300	0040	2/20/03	\$174,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	100380	0030	11/3/04	\$211,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	100380	0036	12/20/03	\$86,613	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
009	156560	0020	5/10/04	\$195,700	RELATED PARTY, FRIEND, OR NEIGHBOR
009	184000	0070	4/1/03	\$199,990	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	184040	0110	1/7/04	\$148,000	ImpCountSTATEMENT TO DOR
009	207680	0190	10/29/03	\$175,000	BANKRUPTCY - RECEIVER OR TRUSTEE
009	342304	9140	11/30/04	\$50,148	QUIT CLAIM DEED; REL. PARTY, FRIEND, OR NEIGHBOR
009	342304	9287	3/14/03	\$149,500	DIAGNOSTIC OUTLIER
009	432720	0055	3/26/03	\$188,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	433600	0015	4/30/04	\$140,000	DIAGNOSTIC OUTLIER
009	433600	0035	2/13/04	\$212,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
009	433600	0035	12/6/04	\$229,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
009	433600	0040	5/24/04	\$155,250	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	443500	0295	4/23/04	\$257,000	Obsol UnFinArea
009	443500	0320	5/20/04	\$165,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	443500	0550	9/1/04	\$9,556	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
009	443500	0580	4/1/03	\$187,255	BANKRUPTCY - RECEIVER OR TRUSTEE
009	537980	0765	3/12/03	\$255,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	537980	0860	5/18/04	\$178,000	BANKRUPTCY - RECEIVER OR TRUSTEE
009	537980	0860	2/6/04	\$168,795	EXEMPT FROM EXCISE TAX
009	537980	1427	9/7/04	\$290,358	%Compl ActivePermitBeforeSale>25K
009	537980	1530	1/2/04	\$132,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	537980	2560	11/18/04	\$160,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	537980	3762	8/7/04	\$110,500	DORRatio
009	537980	3790	12/11/03	\$205,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
009	537980	3820	10/6/04	\$200,000	Obsol
009	537980	3925	7/16/03	\$162,000	CORRECTION DEED
009	537980	4973	7/29/03	\$267,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	537980	5260	12/18/03	\$245,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	537980	6215	2/12/04	\$162,500	Obsol
009	537980	6290	10/24/03	\$147,500	UnFinArea
009	537980	6463	6/20/03	\$187,500	BANKRUPTCY - RECEIVER OR TRUSTEE
009	538100	0160	2/2/04	\$110,716	DORRatio
009	538100	0428	1/21/04	\$227,000	UnFinArea
009	538100	0465	11/16/03	\$143,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX;
009	714740	0155	6/2/03	\$159,950	1031 TRADE
009	714760	0180	12/23/04	\$214,000	1031 TRADE
009	714800	0230	4/10/03	\$199,100	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	714850	0005	6/22/04	\$75,000	QUIT CLAIM DEED DORRatio
009	784420	0440	12/2/04	\$194,025	RELATED PARTY, FRIEND, OR NEIGHBOR

Vacant Sales Used in this Annual Update Analysis
Area 50

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
2	789380	4080	08/09/04	\$107,500	8062	Y	N
2	789380	4105	10/22/04	\$105,000	8062	Y	N
2	789380	5430	05/19/04	\$33,750	6375	N	N
2	789380	5510	05/19/04	\$33,750	7500	N	N
2	789380	5545	06/11/04	\$26,000	5000	N	N
2	789380	7725	11/17/03	\$70,000	5375	N	N
9	023800	0194	09/28/04	\$240,000	30275	N	N
9	538100	0340	06/27/03	\$120,000	27500	N	N
9	784420	0250	08/02/03	\$208,375	12240	Y	Y

Vacant Sales Removed from this Annual Update Analysis
Area 50

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
9	023800	0196	03/24/03	\$118,000	STATEMENT TO DOR;
9	024000	0385	05/18/04	\$225,000	IMP. CHAR. CHANGED SINCE SALE; SEG/MERGE
2	789380	5455	06/04/04	\$40,000	STATEMENT TO DOR;
2	789380	5455	06/04/04	\$40,000	STATEMENT TO DOR;
9	023800	0199	05/07/04	\$190,000	DIAGNOSTIC OUTLIER
2	789380	5450	05/17/04	\$24,000	DIAGNOSTIC OUTLIER
2	789380	5530	06/11/04	\$13,000	DIAGNOSTIC OUTLIER
2	789380	5525	05/17/04	\$10,000	DIAGNOSTIC OUTLIER
2	294600	4269	01/22/03	\$40,000	NEW IMP CHARACTERISTIC
9	537980	3725	02/20/03	\$55,000	NEW IMP CHARACTERISTIC
9	023800	0198	02/16/03	\$132,888	NEW IMP CHARACTERISTIC
9	023800	0197	03/07/03	\$120,000	STATEMENT TO DOR;
8	384660	0050	07/12/04	\$7,000	DIAGNOSTIC OUTLIER
2	789380	7725	09/23/04	\$369,950	DIAGNOSTIC OUTLIER
2	286830	0105	12/17/04	\$13,500	DIAGNOSTIC OUTLIER
2	286830	0105	12/21/04	\$32,750	DIAGNOSTIC OUTLIER
9	023800	0192	05/10/04	\$145,000	DIAGNOSTIC OUTLIER
8	322304	9231	05/05/04	\$335,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
8	384660	0050	07/12/04	\$7,000	DIAGNOSTIC OUTLIER
2	789380	5525	07/20/04	\$25,000	STATEMENT TO DOR;



King County
Department of Assessments
King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
www.metrokc.gov/assessor/

Scott Noble
Assessor

MEMORANDUM

DATE: January 31, 2005

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2005 Revaluation for 2006 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr